

# How to Choose, Plan *and* Build Your Own House

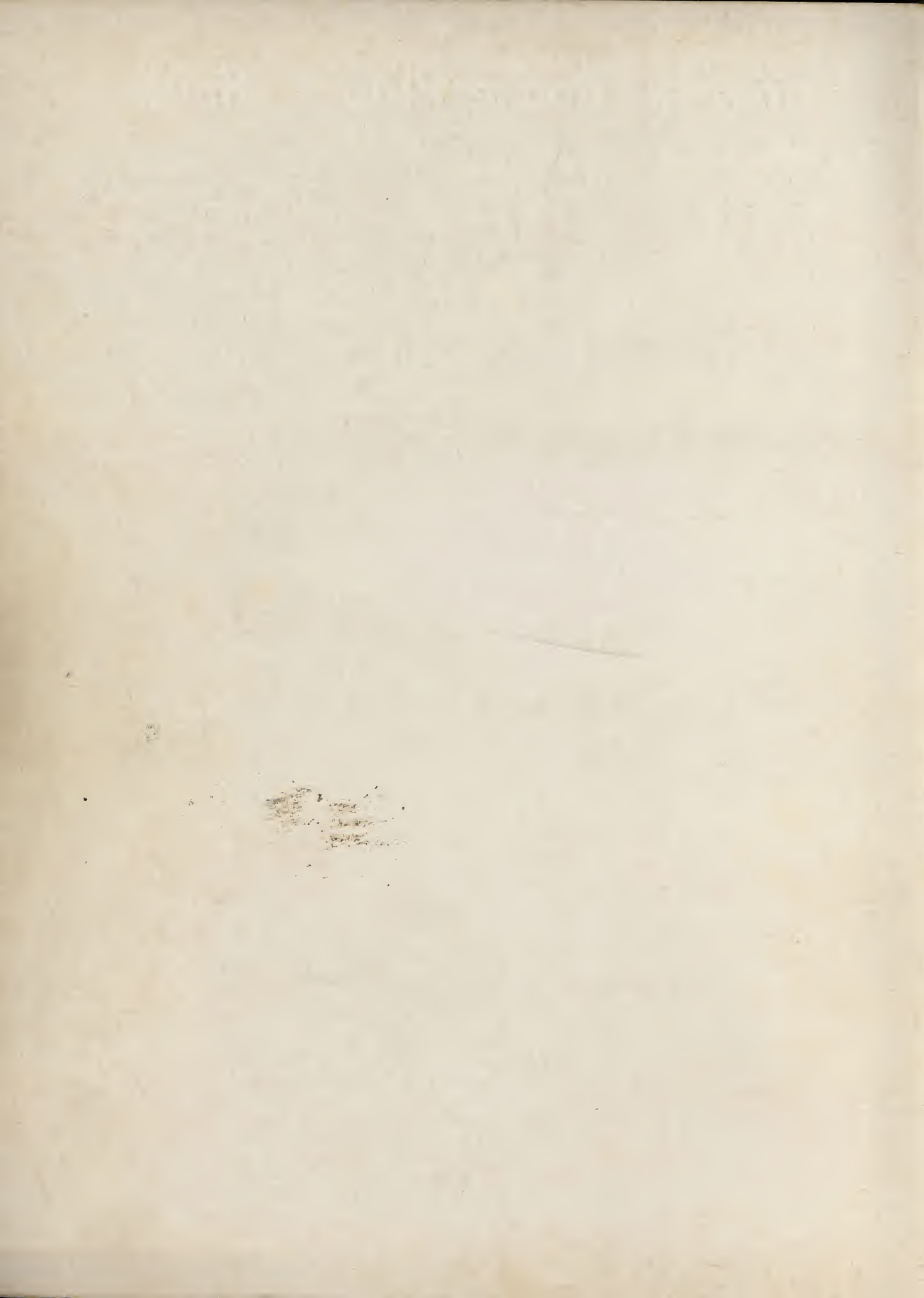
*by*  
**HELEN KOUES**

FORMER DIRECTOR OF GOOD HOUSEKEEPING STUDIO



DURHAM, Architect

COMPLETE GUIDE THAT SHOWS THE IMPORTANT POINTS TO LOOK FOR WHEN  
CHOOSING YOUR NEW HOME. 365 PHOTOGRAPHS, PLANS, AND DETAILS  
BY THE LEADING AMERICAN ARCHITECTS.





HOW TO  
CHOOSE, PLAN AND BUILD  
YOUR OWN HOUSE

*By*  
*Helen Koues*

FORMER DIRECTOR OF GOOD HOUSEKEEPING STUDIO

TUDOR PUBLISHING COMPANY • NEW YORK

AT WAR

CHILDREN OF THE WORLD

THEIR LIVES AND DEATHS

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BY HELEN KOUES

Illustrations by Helen Koues

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## Foreword

BUYING OR BUILDING your own house is *really* important. It is not only a large investment in money, but it is also the setting for your life, the background against which you live, and where your happiness and that of your family is centered.

Unlike decorating, designing and building are not something you can do yourself. Building a house requires the skills, first of a trained architect, then a good builder, the services of heating engineers and diversified technicians such as electricians, plumbers, painters, etc.

Since the early thirties my work has required the study of house plans, community planning, and the visiting of actual houses all over the country. It has been a pleasure to assemble these houses and their plans, the work of many brilliant men, representing different requirements and different climates, in traditional, contemporary, and modern architecture. Each style contributes to the splendid renaissance of building which is taking place in this country.

Prices have not, and cannot be quoted as the price to build per cubic foot varies greatly in different localities and according to the materials used. Your architect can give you approximate prices by multiplying the two dimensions given to obtain the cubic content of any given space.

Plans cannot be sold or obtained through this book. It is presented as a book of ideas—practical ideas—as the majority of the houses have been built and found worthy, and like those given in my book, HOW TO BE YOUR OWN DECORATOR, they are an amazing tribute to the skill of the architects and builders and the taste of the owners of our American homes. My sincere and grateful thanks go to *all* those who have so kindly let me show these pictures to you.

Faithfully yours  
Helen Rowes

# Inventory

Inventory of the collection of the  
Library of the University of  
California, San Diego, 1950-1951.  
The collection consists of  
books, pamphlets, and  
periodicals. The books are  
mostly in the fields of  
biology, chemistry, and  
physics. The pamphlets are  
mostly in the fields of  
biology and chemistry. The  
periodicals are mostly in the  
fields of biology, chemistry,  
and physics. The collection  
is housed in the Library of  
the University of California,  
San Diego, and is available  
for the use of the faculty and  
students of the University.

W. H. R. 1951



# Contents

	PAGE
<b>I. THE NEW APPROACH TO PLANNING AND BUILDING</b> .....	<b>7</b>
Choice of Environment—Town, Suburb, Country, Practical Investigation of Property or Land. Financing. New Trends, Prefabricated Houses, Planned Communities. Have an Architect.	
<b>II. WHAT TYPE OF HOUSE DO YOU WANT?</b> .....	<b>16</b>
Relation of House to Site. Architectural Type Should Fit Site. Construction Materials. Outdoor Details of Traditional and Modern Types. Doorways, Shutters, Fences, Gateways, Terraces, and Porches.	
<b>III. INDOOR DETAILS OF TRADITIONAL AND MODERN TYPES</b> .....	<b>23</b>
Stairways, Windows, Fireplaces, Bookcases and Cupboards, Storage in Living Room, Hall, Dining Room, Bedroom, Kitchen, and Pantry.	
<b>IV. THE MODERN TREND IN ARCHITECTURE</b> .....	<b>33</b>
In the Middle and Eastern States. Application of the Solar Principle. New Use of Space in One-Story House. Prefabrication of House Parts for Erection on Site. Prefabricated Units for Installation.	
<b>V. HOUSE, GARDEN, AND ATTACHED GARAGE PLANNED AS A UNIT</b> .....	<b>43</b>
Modern Types in Large and Small Houses. Use of Glass Block. Recreation Room. Maidless Home. Plan to Suit Individual Needs of Owners, and the Climate. New Post-War Plans for G.I. Houses.	
<b>VI. MINIMUM UPKEEP IN ONE-STORY HOUSES OF MODERN TYPE</b> .....	<b>53</b>
Suitable for California, Southwest or Moderate Climates such as Tucson, Arizona. Glassed Porches, Patios, Planned Plot.	
<b>VII. VACATION HOUSES</b> .....	<b>62</b>
For Seashore and Mountains. Modern Plans Suitable for Year-round Living.	
<b>VIII. THE CONTEMPORARY HOUSE—LARGER HOUSES IN NEW ENGLAND AND EASTERN STATES</b> .....	<b>70</b>
The Downstairs Guest Room. New Lighting.	
<b>IX. PENNSYLVANIA, MID-SOUTH AND FLORIDA TYPES</b> .....	<b>84</b>
Remodeled Farm House as Country Residence. Doctor's Office as a Wing to House. Palm Beach Houses Built Around Patio or Garden.	
<b>X. RANCH HOUSES: ADAPTABLE FOR ALL LOCALITIES</b> .....	<b>96</b>
Practical and Romantic Architecture Showing Modern Plan. Large Windows, Modern Interior Finish, Dual Purpose Rooms.	
<b>XI. REMODELING</b> .....	<b>104</b>
A House of Average Size with Slight Interior Changes and a New Service Wing Suits Today's Living. Small Shabby House Transformed by Paint, Knocking Out Partitions and New Plumbing.	
<b>XII. FARM HOUSES OR YOUR HOUSE IN THE COUNTRY</b> .....	<b>108</b>
Four to Seven Room Houses. Living-Dining Rooms or Kitchen-Dining Space. New Units Include Deep Freeze. One-Story Houses versus Two-Story Houses Show Economy in Favor of Two Stories.	
<b>XIII. SUITING THE HOUSE TO DIFFICULT SITES</b> .....	<b>112</b>
On Hill Sides or Slopes. Placing Garage to Prevent Expensive Excavation. Lower Level Connected to House by Breezeway.	
<b>XIV. ATTRACTIVE SMALL HOUSES</b> .....	<b>118</b>
Brick, Frame, and Wood Construction. Combination Living-Dining Room. Servantless Houses Arranged for Convenience. Closet Space. Plan for Future Expansion.	
<b>GLOSSARY—TERMS YOU SHOULD KNOW</b> .....	<b>Inside Back Cover</b>



Philip B. Wallace, Photographer

## CHAPTER ONE

The main entrance of a house should be important and typical of the architectural style. The fine doorway above which has the dignity and good proportions of 18th Century Georgian architecture is the entrance to the house shown on the cover and on pages 84 and 85. The long low lines, the green ivy outlining the windows and doorway of this white-washed stone house, were directly inspired by the Georgian houses of the 18th Century England and Ireland. They have a freshness of architectural treatment which is particularly charming and noteworthy. Walter K. Durham, Architect.



## THE NEW APPROACH TO PLANNING AND BUILDING

THE modern trend in architecture has swept away many old concepts. New material, new methods of construction, new heating, new lighting, new prefabricated units, and the flexibility of new types of architecture to fit our time and our varying climates have brought a new approach to building and, perhaps, more especially to interior planning. Almost every family is thinking either of post-war improvements or of building. We want efficiency and economy, with as much space, air, sun, as our money will buy. We want to screen our neighbor or bring in a view. We want plans which suit us. We have taken the plan of the apartment of the city and put it in a house in the country (see page 10). We have taken precepts from New England and made them "a California type." We have used the iron balconies of New Orleans in new ways, but, above all, we *first make interior plans* and then the exterior. This has brought freshness of design and a new daring in the conception of smaller houses. This is inspiring, but it is also confusing to the layman. How take advantage of the new and good practices? Where begin?

Where you live, how you live, and what you want your house to give you are three important factors, but of even greater importance is the independence with which you determine, first, *what you want*, and then, how to have it. A house has just so much space, which you can use as you will. For generations, space was divided along established lines, frequently determined by the architectural type of the exterior. Today, we want a more flexible plan, arranged to suit our own needs with dual purpose rooms and modern comfort as we know it. This we can have with an attractive exterior, whether our choice is along traditional architectural lines or of well-balanced modern conception.

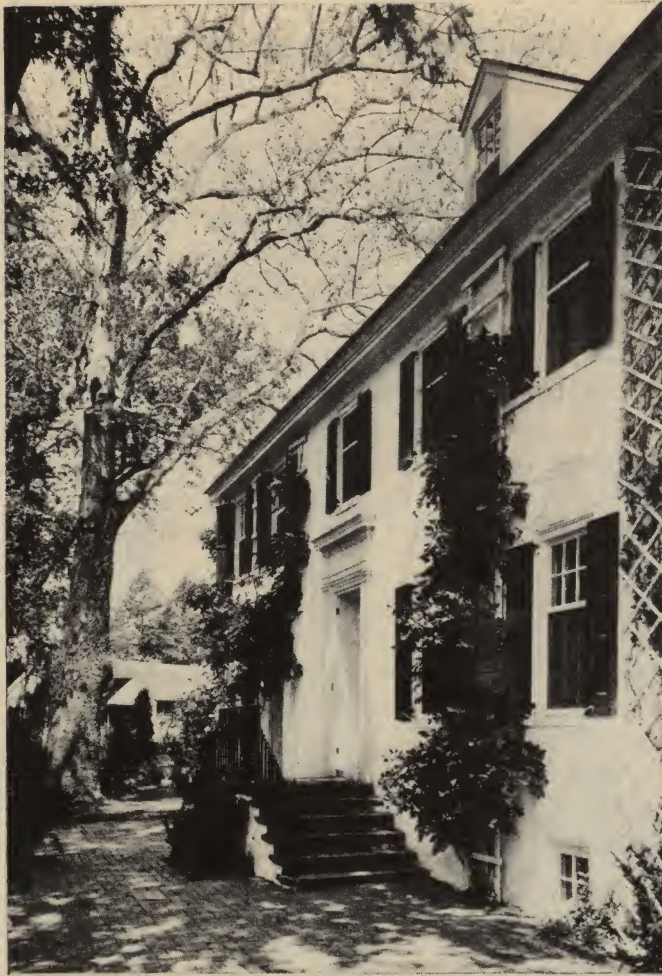
**PLAN FROM THE INSIDE OUT.** Put on paper the number of rooms, the number of closets, the kind of doors and windows, the porches, covered or uncovered, the garage, attached or detached, and you will find yourself knowing what *kind* of house you need and want. Some of us know, or think we know, exactly what we want, while many of us have only a hazy idea, which must be defined. Having listed your needs and mustered your ideas, consult an architect. Problems which seem mysteries to you, he will solve with ease.

These ideas and preferences are naturally the result of social environment, taste, and often, where we live. Climate has more to do than is realized with the kind of building and the types of houses built in different parts of the country. Climate has modified and changed architectural types to fit the living needs of a locality. In New England and the Central states, we have compact houses for economical heating. In the South and Southwest — in milder climates—we can spread out our houses. Today, due to new methods of heating and insulation, there may be more flexibility of plan in any climate, as we may have heat when and where needed.

There are some fundamental points which anyone planning to build or buy should determine for themselves, and other points to be carefully considered and investigated. Listed below are seven points which are discussed more fully on the following pages:

1. Choice of Environment: Town, Suburb, Country. Neighborhood Is of Great Importance.
2. Practical Investigating in Buying. Consult Your Architect Before Decision.
3. Financing House and Land. Different Types of Mortgages. Resale Value.
4. The Planned Community.
5. Why You Need an Architect. Trend in Design. Prefabrication.
6. Use New Material and Building Construction.
7. Architectural Type of House Should Suit Site.





Philip B. Wallace, Photographer  
 Stone house with fine doorway in the Colonial feeling, typical of many in our towns.  
 Walter K. Durham, Architect.

## Choice of Environment

This, of course, is a fundamental and a question of personal taste. Sometimes the circumstances of family or business dictate the answer, but with the good transportation facilities of today, a choice usually can be made between town, suburb, or country.

Whichever is your choice, the neighborhood is important. In a city or town buy only in an improving section, where land values will increase, not decrease; where you have light, sun, and good exposure unlikely to cut off by high buildings. Be sure you are buying on the right side of the street to get the exposure you want. In a suburb or country section,

**NEIGHBORHOOD IS OF GREAT IMPORTANCE.** Begin by choosing the suburb which is the right type for you, for it is, in fact, your environment. You become part of a community, far more than in a town. You find the right or wrong friends for yourself and your children, the right or wrong schools,

the right or wrong club, the golf and country life which you expect to enjoy. In fact, you are settling upon more than a house and land, you are settling upon a way of life.

**SUBURB OR COUNTRY AFFORD MORE SPACE.** This is true usually of the size of the house, as well as the amount of land you can afford to buy. Buy a large enough lot or have an option on adjoining land so that an addition may be made to your house, should you wish it. To return to neighborhood: outside of the social advantages of a given neighborhood, consider the convenience it gives you.

**TRANSPORTATION, SCHOOL, CHURCH, SHOPPING CENTER,** should all be easily reached. In many localities there are school buses that pick up the children at a nearby corner. The shopping center usually is near the suburban station, so that it is possible to combine meeting trains at the station with the shopping for food. Therefore, consider "how far out" you can be to insure ease of daily living, the service you may need, such as maid, or gardener, and the time it takes to go to and from the station.

**HAS THE SITE OR LAND THE QUALITIES YOU LIKE,** such as big trees, possibly a brook? Shrubs, flower garden, vegetable garden, may be made in a comparatively short time, but big trees, the lay of the land, a soul-satisfying view, are features you have to find.



**IS SITE IN AN IMPROVING NEIGHBORHOOD?** This is a factor on the financial side, but a word of caution. Do not be carried away by "a view" unless the real estate value is there and will improve. It is never wise to buy in a deteriorating neighborhood. Therefore, it is important to find the piece of land or site you want from every standpoint.

**IS IT WISE TO BUY THE LAND AND THEN PLAN THE HOUSE,** or plan a house and then buy land? This is a debatable point, as some people do one, and some people the other, according to individual preference and circumstances. Sometimes land is inherited. In any case, the house must fit the site. At this point, it is often wise to consult the architect you plan to have design the house for you. He understands how to place a house, clear land, and perhaps find a site you had not dreamed was there, on the land you are considering.

**COST OF LAND IN RELATION TO THE COST OF HOUSE.** In urban communities the real estate profession and the banks make a general rule that the land should cost 20 to 25 per cent of the total value of the house. This is where there are streets, curbing, sidewalks, and utilities. If you are planning a \$10,000 investment, you can afford \$2,000 to \$3,000 for land. In a neighborhood particularly desirable to you, to improve your social standing, or for the sake of your children, you may feel it wise to spend up to 30 per cent. It is usually wiser to spend more for your land in a good neighborhood, than for your house. The land value will improve, and there is more resale value in a fine piece of land than there is in poor land with a fine house.

**IN COUNTRY COMMUNITIES** where streets, curbing, sidewalks, water, electricity, and sewerage improvements have *not* been made, the cost of the lot or land should be 5 to 10

Richard Averill Smith, Photographer



Here is the sort of attractive small house which may be built in the country. It is of white-washed stone and shingles, with deep pitched roof, dormer window, and covered porch. Plans and other views are shown on page 119. Edward G. Wallace, Architect.



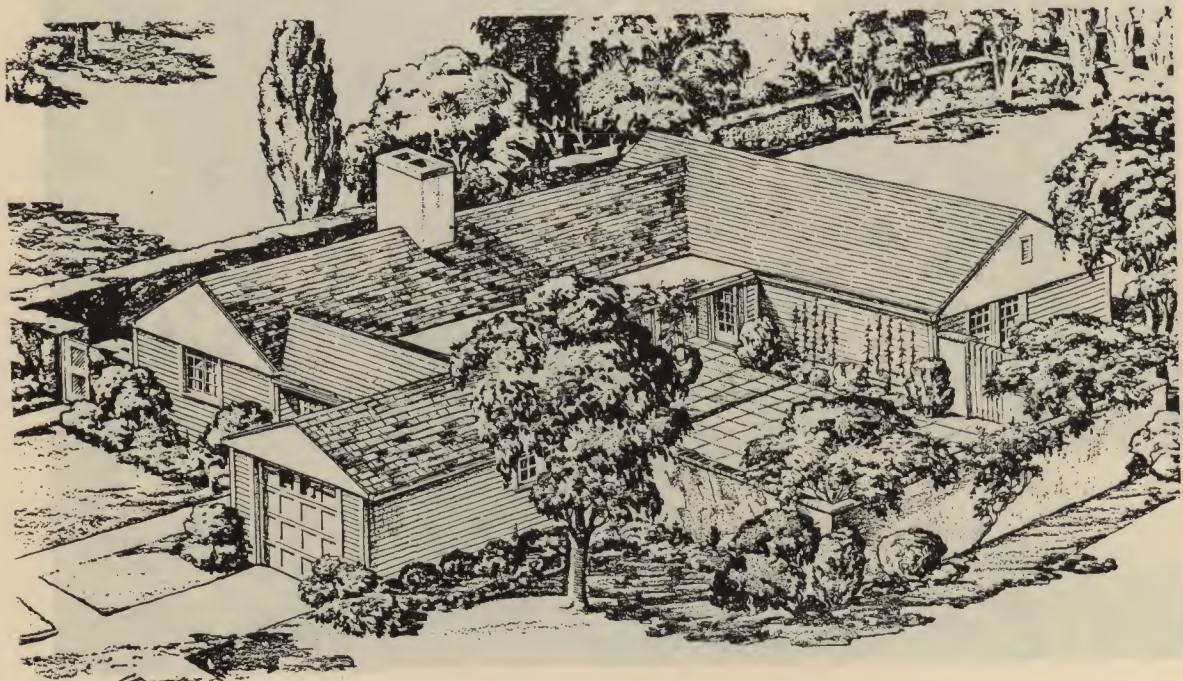
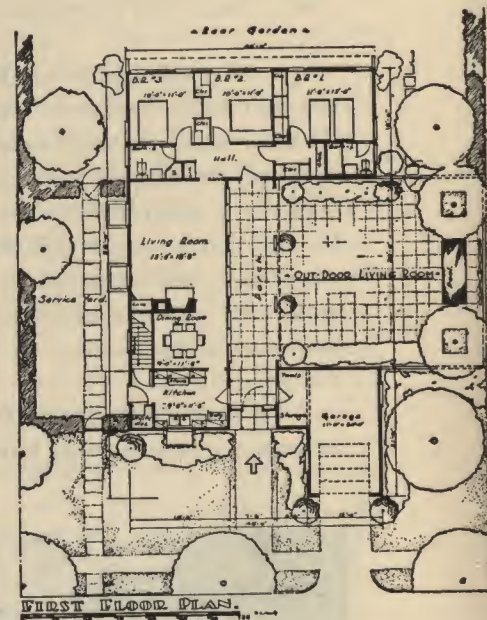
per cent of the total cost of the house and lot, or total investment. There you should not pay over \$1,000—less if possible—in a \$10,000 housing investment.

**THE AMOUNT OF LAND YOU BUY.** If you are convinced that you have chosen a place where you expect to live permanently, be very sure you are buying enough land for three major reasons: To protect the investment you have in the land; to build the type of house you wish to build; to allow for future additions to the house as your family increases.

**CONSULT YOUR ARCHITECT BEFORE CLOSING DEAL ON LAND** to see if he can build the type of house you want on the type of land you like. Don't be satisfied too easily. Inform yourself about houses by looking carefully at those already built. If you do not understand an architect's or builder's terms, such as "cornice," "two-by-four studding," "framing," ask what the terms mean. Make no decisions until you know what you are doing and getting.

**DOES THE PROPERTY HAVE RESTRICTIONS?** What are they? Does it come under a zoning plan? Proper restrictions are an asset. Good zoning, for instance, is an asset, especially in residential property. Are you buying in the direction the City or Town is growing? Are you buying on the right side of the street to have the exposure *you* like?

Low rambling one-story house, with an attached garage and an enclosed garden as an outdoor living room, is a distinct trend. Note the grouping of kitchen, garage, and storage on street side, with the bedrooms at the back to insure quiet. George D. Conner, Architect. Courtesy of Monthly Small Houses Club.



Designed to comply with the standards and construction requirements of F.H.A. Six rooms, two baths, seven closets, and utility closet, basement with recreation room, heater room, and laundry, service entry with direct access to basement stairs, and garage with adjoining space for workshop and tools, make this an unusually good plan. With basement under complete L. R. wing 23,190 cu. ft.



**SEARCH THE TITLE.** Even if you do not buy the property, \$10 to \$100 to have an expert's appraisal of the property is a wise investment. A good bank or trust company will find you a reliable firm or will search the title for you. Otherwise, you may later find your front lawn dug up for sewerage, or that the land does not belong to you.

**WHAT IS A DEED? HOW YOU OBTAIN IT.** If you buy land, the deed is a description of the exact position of the land, and proves your ownership. You receive this legal paper through a legal source when you make your first payment.

**WHAT ARE YOUR TAXES AND ASSESSMENTS?** This is also important, as you have to pay taxes as long as you own the land. Find out if taxes are likely to increase and if the assessments will decrease as the neighborhood becomes more established.

## *Financing*

Can you pay cash for your total investment of land and house? Few can. If not, do you want a loan or mortgage on land you already own, for building the house? Or, do you want a loan for total investment with a mortgage for a cash payment of a given percentage?

**HOW MUCH CASH HAVE YOU?** There are different types of mortgages to fit different needs. You find out about them through banks, building and loan associations, and insurance companies. With proper security such institutions are in business to lend money. They will study your problems and advise you what you can do with what you have—land or a down payment. Generally speaking, you can borrow two and a half times your annual income. A man earning \$4,000 a year could finance a house and land costing \$10,000. The down payment needed would be about 20 per cent in cash.

**WHAT A SIMPLE, AMORTIZED OR SELF-LIQUIDATING MORTGAGE DOES FOR YOU.** The word "amortize" means to extinguish. In other words, by gradual payments, you gradually pay off a debt, until it is extinguished. The simplest type of mortgage calls for a fixed sum each month on the money you borrowed.

**LEVEL PAYMENT AMORTIZED MORTGAGE.** This is a much liked arrangement, as one monthly sum, say \$33, includes both the charges for amortization of principal and for interest on principal. \$5,000 at 5 per cent interest calls for a fixed payment each month of \$33 for twenty years. You pay \$396 each year. A recent development is to include equipment such as dishwasher, home freezer, costing \$500, in the mortgages. With twenty years to pay for it, the additional cost is about \$100 to the down payment and about \$3 to the monthly payments.

**THE FEDERAL HOUSING ADMINISTRATION, or F.H.A.**—your bank will give you information, insures the loan you make. F.H.A. works with any recognized lending agency.

**THE G. I. BILL OF RIGHTS.** The men and women of the armed services may borrow mortgage money at a maximum rate of 4 per cent through the Veterans' Administration. In these single mortgage systems, taxes, assessments, fire insurance may be included, so that you pay for your house gradually, in monthly payments, just as you would pay rent.

**THE RESALE VALUE** should be considered when building. Major points are good land value, a generally liked type of architecture, and a well constructed house. Today, insulation, a modern heating and cooling system, modern plan, large windows, step-saving kitchen and laundry, deep freeze, well planned closets and bathrooms will resell a house. The one-story house shown opposite is a type which is growing in popularity. It embodies new features such as covered entrance to attached garage, three bedrooms, two baths and storage space.





Photographs by Gottscho-Schleisner

## Possible Expansion

WALTER K. DURHAM, *Architect*

### ADDED WINGS

This charming whitewashed stone house is illustrated for a number of reasons. It shows how a small house (the center portion) could have wings added to give an attached garage, a service wing (kitchen and maids' rooms) and last but not least, first floor bedroom and bath. In this case one of these rooms is used as a library or book room. For an older member of the family or an invalid, rooms which are accessible to a sheltered terrace as here, are very important.



In the attractive house shown above, the two wings could be additions: one, the three-car garage; the other at the right giving a small library and a downstairs bedroom and bath which makes an ideal guest suite. This house, built about 1940, shows the large windows which are in increasing demand. One end of the living room is entirely of glass, and opens on a terrace. Two walls of the dining room are almost all glass, one opening on the patio or garden, and the other at the back. The plan is excellent both as to storage and closet space and the placing of maids' rooms and bath on the main floor in the kitchen wing. This prevents foot-steps overhead to disturb those occupying the three master bedrooms and two bathrooms.

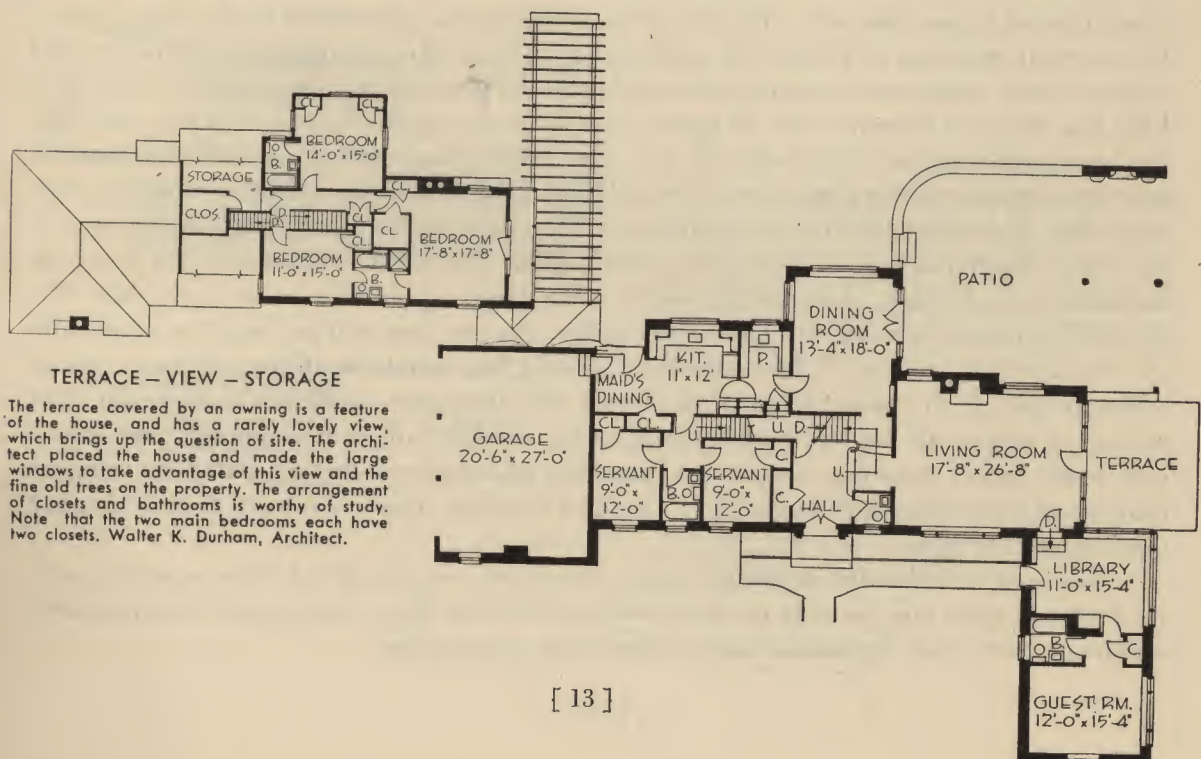


**THE TREND TOWARD MODERN PLAN** is a very interesting one. In this house the spacious windows are an evidence of the influence of modern design, as is the combination kitchen and maid's dining room. Perhaps the most outstanding influence of modern design or interior planning is the tendency toward simplicity, open space, and the dual purpose room, particularly the living-dining room, many of which are shown in the plans on the following pages in houses of both traditional as well as modern architecture.

An authoritative survey which has recently been made, brought out some significant preferences. Fifty-five per cent of "good building prospects" want a one-story house, and seem more interested in plan than exterior. But when shown types of houses, 58% chose the Cape Cod type, 18% Colonial, 5% modified modern, and 4% modern. The majority of prospective builders want as much land as they can possibly afford, and speak of an acre.

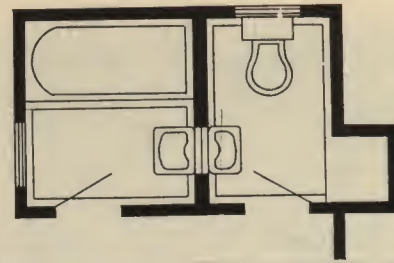
**EVOLUTION, NOT REVOLUTION IN DESIGN** seems clearly indicated. Most of us are interested in modern houses, want to see how they look, and want to know "how they work," and many such houses are shown in this book with varying sizes and plans. Some of them are suitable for any climate; others for a warm climate. But all express a new trend which is to be reckoned with. Already we see the influence on our contemporary building.

**THE PREFABRICATED HOUSE IS ANOTHER PHASE** of today's building which is a growing tendency, especially in small houses. Modern methods of construction are used, and due to mass production, cost is lowered. The type or style may be traditional — Cape Cod, Colonial, rambling one-story—or modern, as your taste dictates. Prefabricated units—that is, a complete unit for utilities, a kitchen unit, bathroom units, etc., are now available, and will be increasingly so in greater variety. Prefabricated building units of all sorts are undoubtedly one of the developments of the future. Prefabricated houses, of course, are bought from plans and pictures, frequently through builders and lumber dealers. In some communities, builders will erect prefabricated houses for sale, with varying plan, placed in landscaped surroundings so that they fall under the classification of ready-built houses. Or the design may be chosen by a prospective owner and built to his order with such modifications as the flexibility of design permits.

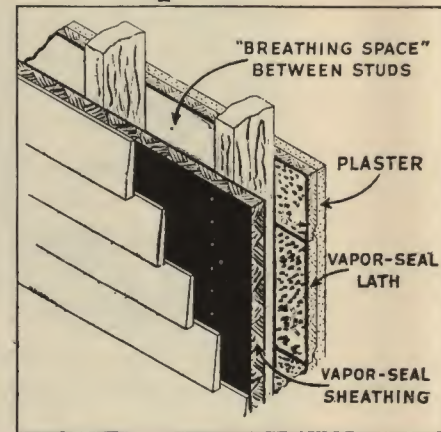




**THE PLANNED COMMUNITY** is very much of our day, and certainly a step forward. It is not only a more attractive community, but a more convenient one. The plan, as a rule, calls for the "shopping center" to be designed as a group by the architect, with adequate parking space near it. In some cases a park is at the front of the group with the parking space at the back. Community hall, fire house, library, school, church, are all considered in relation to one another and the general type of the development or village. The streets are laid out in curves, instead of the straight lines of the old gridiron plan. Some of the streets lead into a small community park or green square. The main motor highway is outside the community, but can be reached with ease from various roads or streets at different points. This plan avoids noise, heavy traffic, and gives greater safety to pedestrians and children. In many cases a golf course and country club, or other outdoor activity are a part of the plan. Houses are grouped according to their relative value, but the neighborhood remains uniformly good, because it has been laid out by "town planners" or group of architects in connection with a builder or developer. It is to their advantage commercially to set and keep a high standard. Either you can get the services of an architect through buying land in such a community, or, if you have bought land in an established community,



**PLAN INNOVATION**  
Consider the separation of the bathroom into two units if a number of people are to use it. Note there are two wash basins, a shower, and a tub.



**HAVE AN ARCHITECT.** No matter how sure you are of what you want, you cannot know how to go about getting the result as a trained man knows. You need an architect from the time you start to plan. He can help you realize what you want, see in land a site which will fit the house you want, and frequently improve on what you have in mind. He knows the possibilities (as you can not), not only of the architectural appearance of the house, but of the practical operating of a house. He understands and can take advantage of the land, express creative ideas, understand construction, and knows the business and legal side of building to help you draw up contracts. By all means, choose as an architect a man you not only like, but have confidence in, as you should trust him, and be constantly associated with him not only in the making of the plans, but in the building of the house. The architect follows through to see that the builder fulfills the specifications. There are visible aspects—the appearance of the house which you can see — and invisible aspects about which you would not know the importance, and which, if neglected, would bring large repair bills at an early date. The architect must see that you will have a dry cellar, terraces that will not heave or crack with the first bad frost, curling of floor boards, of ground floor due to insufficient air space below, sufficient flashing to prevent leaks through roof and elsewhere—sufficient mortar, and right mixing of mortar all the way back to brick joints, enough nails in floor boards, puttying of nail holes before painting, proper sandpapering of woodwork before painting, sufficient coatings of paint to protect wood. Only a trained man can properly oversee these and many other details for you.

You may feel that the architect's fee is more than you can afford. This is not the case. An architect gives you not only the good design which you want, but protects the investment which you have made by seeing that you have good construction.

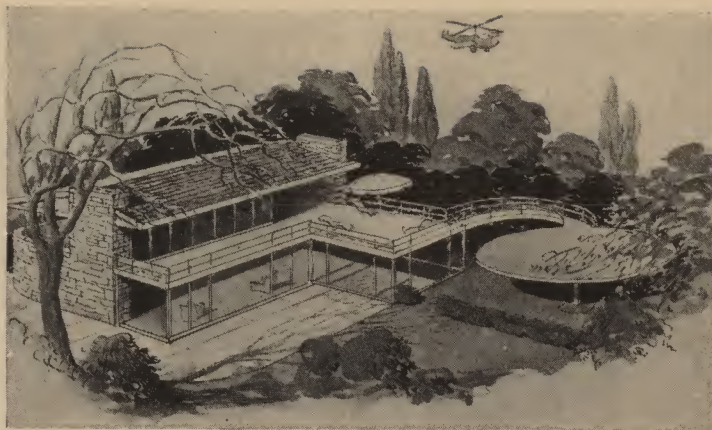


such as kitchen, laundry, or utility rooms, it is possible to make plans even in small areas which give convenience undreamed of a few years ago. Adequate storage space was not provided for in many of the smaller houses built in the twenties and thirties. It is shown to be the "pet peeve" in all building surveys. Therefore, newer house plans are making better provision. Be sure you do. You may wish to have a larger room by making a living-dining room or other dual purpose arrangement. Many suggestions will be found in the plans illustrated.

**FIT YOUR INSIDE PLAN TO AN ATTRACTIVE EXTERIOR.** In whatever type you have chosen, the new approach is "to plan from the inside out." Knowing the rooms you want and need, and the type of house which is your heart's desire, let your architect help you put the two together. Here is where his skill and your own ingenuity can work together. Be careful to study dimensions and know the width of doorways, windows, height of rooms. They are essential from both inside and out.

**THE LOCALITY WHERE YOU LIVE** is likely to influence your choice of type and design, and as a rule it is wise that it should do so. Those who want to be progressive, build in the modern manner, perhaps even choose a radical modern design, which may rightly be done, should also consider the site, neighborhood, and the resale value of the house, should they wish to dispose of it. Find out what a bank or building and loan institution thinks of the design from this standpoint. If a home, of any style, has good proportions and a pleasing atmosphere, it is likely to find admirers.

*These six types of houses were designed and drawn with a fine feeling for line and proportion by Greville Rickard, Architect.*



Modern two-story house as it may be built tomorrow complete with sun decks and circular platform for landing the Helicopter.

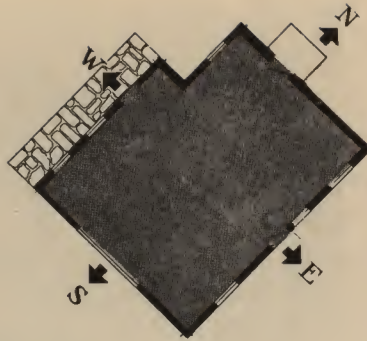


Modern G. I. Cottage will be of this general type planned for the efficient use of space on one floor. Dual purpose rooms, with accoridian doors, will give flexibility to living arrangements.



Ranch house, or low rambling house suitable for our warmer climates. Note the spacious motor forecourt which could be lined with flower borders.

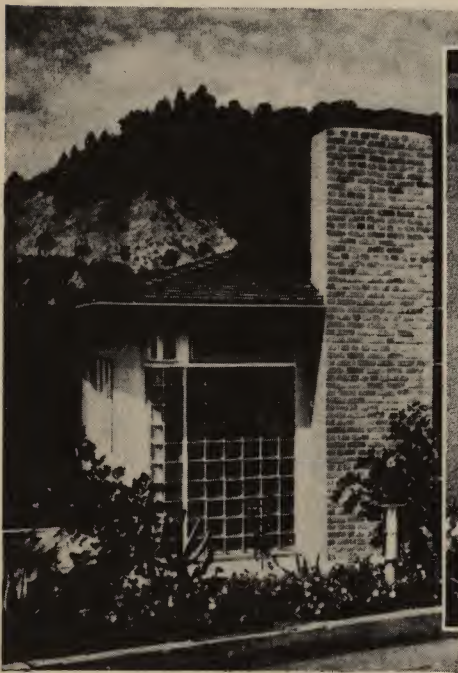




Determine the exposure that you wish to have for the room which is most important to you. Where you want the morning sun, where you want the afternoon sun will determine how your house is to be placed on the site from the standpoint of exposure. Other considerations are the lay of the land. Is it level, sloping, wooded, bare? Choose the type of house of stately or rambling lines to suit the site, and plant, or clear the land as necessary.

## Relation of House to Site

This is more important than the majority of people realize. The house should not only look well on the site, but it should do more. It should give you the scene—the exposures you want in certain rooms. For instance, you may love the sunsets, and wish to enjoy them from a terrace and living room. It is necessary then that the terrace face west or nearly so, and as it usually opens from a living room, the arrangement of the interior of the house has to be considered. This is partly what is meant by planning from the inside out, which I am stressing. If the house is on a suburban street, according to the way the streets face, you might find your west view was to the street where you would not wish to place a terrace. In such a case you have to compromise, but give the subject consideration. Where there is more acreage, a curved driveway, and planting will help you to have what you want. Many people prefer a southern exposure for their main room, and a terrace.



Glass block may be used as windows or walls. Owens Illinois Glass Co.

F. S. Lincoln  
Photographer



Stucco wall above; well laid-up brick to right; white-washed brick above.





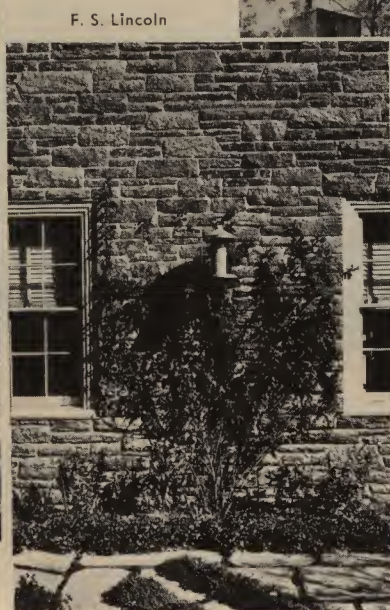
With careful planning, two exposures, perhaps three, can be arranged as you will see in many of the photographs and plans shown, among others, a traditional design on page 13, a modern design on page 55. Naturally, the other rooms have to be adjusted. The point is to see the view you would have from future individual rooms on the site itself, instead of depending only on the blueprint of the plan.

**CHOICE OF BUILDING MATERIALS.** True it is that some materials are associated with a given type of house. But, as in the case of the Colonial house, there is a wide choice. The formal Georgian Colonial house in Maryland, Virginia, and the Carolinas is usually of red brick with white woodwork, or like Mount Vernon, of wood painted white. The latter is the most usual material in New England. In Pennsylvania the Colonial type is of field stone with white woodwork, or more recently of stone or brick whitewashed. Houses of the 17th Century English type are of stone courses (left center below) and much of their beauty depends on the fine masonry. This style usually has casement windows of metal or dark wood. White clapboard (center right) is extensively used as well as shingles painted white (extreme right) for Colonial and many attractive houses not belonging to any very definite style. Stucco (center on opposite page) is being used for houses of modern style as the plain surface is in keeping with the style. Glass block (left on opposite page) is used in connection with it for large window or side wall. See its use on pages 52 and 53. But whatever building material you may choose, be sure that you have

**GOOD CONSTRUCTION METHODS.** The architect draws up "specifications" of the materials to be used, the method of construction, insulation equipment, heating, lighting, glazing, painting, and interior finish which are followed by the builder. You should know what these specifications mean, not just in dollars and cents, but in quality and what they will produce in comfort, and charm of appearance. Quality of the products, as well as the workmanship, is usually worth the price. Alterations, or changes are very costly. Therefore, revise blue prints and specifications until you are satisfied. Then have competitive bids from contractors. Again take time for deliberation, but having settled on the contractor, let your architect see that specifications are followed.



Philip Wallace, Photographer



F. S. Lincoln



Richard Averill Smith



F. S. Lincoln





Richard Averill Smith, Photographer



F. S. Lincoln, Photographer



Philip B. Wallace, Photographer

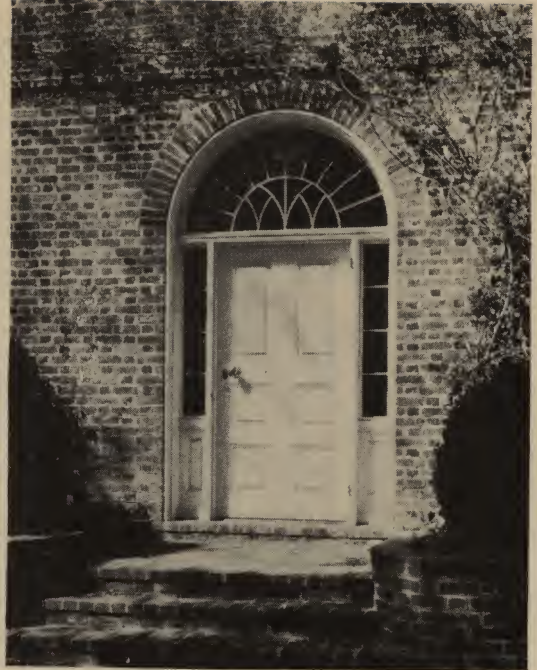
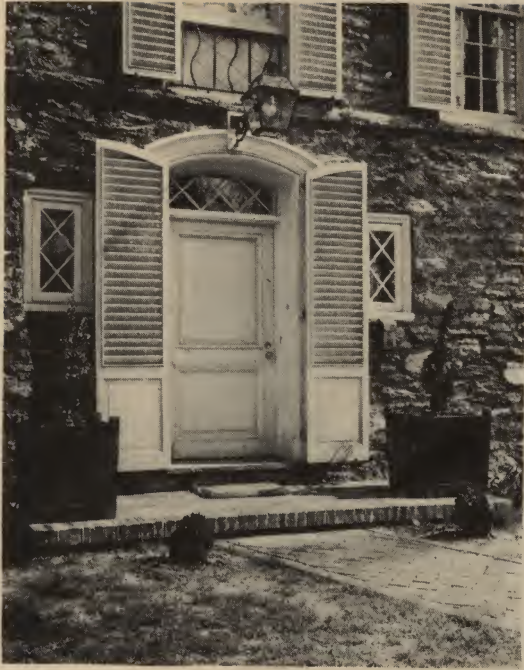


Philip B. Wallace, Photographer

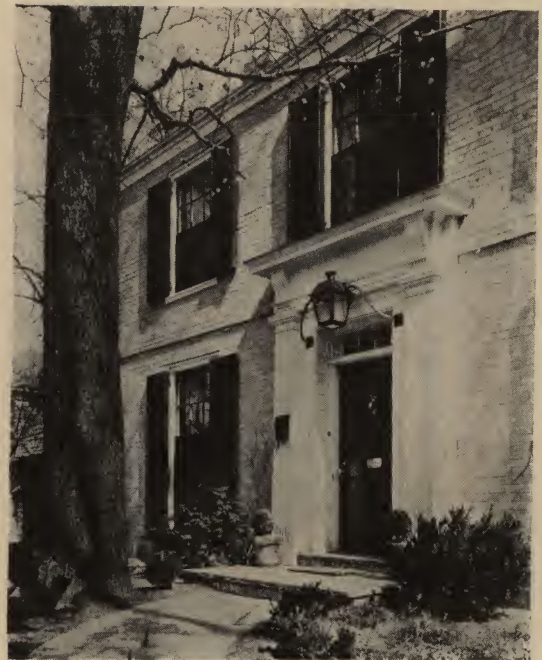
## Doorways

These doorways each follow the characteristic of the house. Left above a simple Colonial doorway giving protection from rain. Edward G. Wallace, Architect. A more formal Colonial doorway is next with broken pediment above door. Cottage Colonial doorway with iron hinges and latch, settle and lamp post. W. Pope Barney, Architect. A porch protects the entrance of another type. Walter K. Durham, Architect.





All photographs by Philip B. Wallace



The two entrances at the top of this page are quite different in character. The one at left with the shutter doors has a French flavor. The fine fanlight and side lights in the brick house are of Georgian architectural tradition. This is also true of the doorway directly below it which shows an important overdoor pediment with a good lantern. To the left above is a 17th century doorway of stained wood of the type used on "Early English" houses. Walter K. Durham, Architect.





Philip B. Wallace, Photographer



F. S. Lincoln, Photographer



Owens-Illinois Glass Company



F. S. Lincoln, Photographer

The hooded entrance with cast iron ornamental posts is characteristic of the Regency houses, and is frequently used with remodeled stone houses. J. Linnerd Conorra, Architect. There is a modified Modern feeling in the doorway outlined with blocks of dressed stone which is dignified. Glass block, outlining a simple door frame, is distinctly modern as is also the plain door set in stone frame with plate glass as a protecting hood. This has the functional value which is stressed by the modern architects.



Paneled, Venetian, or slat, and batton shutters are three types used on American Colonial houses. Paneled shutters are the more formal Georgian type, Venetian a style of movable louvres of Italian and French origin, while batton shutters belong to the cottage type. The latter are made of planks of wood with cross bars at top and bottom for strength. They may be most ornamental today when equipped with metal bolts and metal holders to attach them to the house. The colors used may be anything from conventional dark green, smart black, to light green, blue, or even yellow.



Philip B. Wallace



F. S. Lincoln

## Shutters

Whether or not shutters are used depends on the type of architecture. The big windows or groups of windows of Modern and some Contemporary architectures do not need them. Light, and more light, is the cry. The early stone houses and cottages of Europe had iron grills, if anything. It was not until the 18th century that we find paneled shutters on English Georgian houses, and Venetian shutter or slat shutters on French houses, the latter having made their way up from the sunny climates of Italy and Spain. As in doorways, shutters therefore belong only with certain types of houses. In America the early settlers used "batton shutters" which they bolted on the inside as a protection against the Indians. Naturally, then, such shutters are used with the cottage type of Cape Cod or Colonial

architecture. The house to left shows them, and in this case they frame the simple doorway as well. The paneled shutters used for the first floor on the house of informal Colonial type, above, are more generally used in the more formal type as on pages 8, 22 and 86. It is quite usual to place the slat shutters on the second floor, where the louvres may be opened or closed as desired. Look to your shutters if you are building in the American Colonial style.





Photograph by Richard Averill Smith



Photograph by Richard Averill Smith

First above is shown a paling fence. Edward G. Wallace, Architect. Directly above is a dry stone wall, country style, with a painted gate. Edwin Howard, Architect. To the right is a more formal paling fence with an ornamental gate which is painted white. The step and pathway are laid up in a simple but good style. There is considerable skill in bricklaying, so consult your architect.

## Fences

You may say to yourself, "Who uses a fence these days?" If you look around, you will be surprised to find in many suburban and country districts the paling fence, the stone wall with gateway, the whitewashed post and rail, sheep hurdle—and the growing hedges of privet and barberry. Like everything else, each has an appropriate place, so here are pictures of each type to help you determine if you want to enclose your property.

The paling fence to the left may enclose, as in this photograph, a door yard, a small garden, or your suburban property. There are many pretty styles of gates, rounded finials (to left) or pointed ones (as below). There is a welcoming quality which is most attractive to a pathway of brick, flagstones, or even stepping stones in grass entered through a gate. In our new houses (and I certainly advise it) there is and should be a motor drive to the garage, so that the house may be reached directly, or through the garage, covered porch, and breezeway, or what-have-you in rainy weather, or when there are packages and suitcases. Gates and pathways should be secondary fair-weather entrances. The stone wall belongs in country districts and is extensively used in New England, New York, and Pennsylvania where it is frequently a boundary line. Instead of a gate, shrubbery may mark the



Photograph by F. S. Lincoln



This lamp-post and sign are an attractive as well as useful additions to the driveway entrance. Courtesy of Previews Incorporated. Charles Talley, Architect.

To right a simple board fence in character with a low country house, Coggins & Hedlander, Architects. The sheep hurdle fence of natural wood, is attractively covered with roses. The house is of English 17th Century type. Walter K. Durham, Architect.

Philip B. Wallace, Photographer



Richard Averill Smith, Photographer



Philip B. Wallace, Photographer



Maynard L. Parker, Photographer

pathway. Vines may grow over it and a flower border be planted against it. The post and rail, left, and hurdle fences are used more generally in the country around a property of many acres. Frequently they fence in horses or cows in pasture, and are a necessity as well as ornamental. The upkeep of fences is a considerable expense when the acreage is large. Posts should be creosoted at the ends which are put in the ground to prevent rot. When post and rails are once whitewashed or painted, they have to be redone at least once a year. Therefore,

many land owners find the country style fence and rail of natural poplar a wise choice as the wood weathers a soft silvery gray.



This is an entrance to a ranch house in the city of Los Angeles which is an attractive part of an unusually attractive place which is shown on pages 96-99. It has the California feeling, and the gateway acts as a frame for the low rambling house. Cliff May, Architect.





All drawings by Eva Melady



## *Terraces and Porches*

**THE OPEN TERRACE** is greatly liked to-day, and usually opens off the living room as well. It is designed as an outdoor room, and has greater width than in the past, in relation to the size of the house. The flooring may be random stone or brick, and there is usually a slight change of level, which makes for interest, between it and the garden or lawn. As today's planning makes a unit of all the property; the house, garage, garden, possibly a tool house, the terrace is designed to play its part. Awnings are sometimes stretched over them, but more often not.

**THE SHELTERED CORNER** out of the wind is a nice arrangement of the design if the house permits. Frequently a slight offset in a wing gives such a place as illustrated to the left. Instead of the stone being laid entirely in mortar on this terrace, space is left between the stones on top soil in which moss, creeping sedums, possibly Vinca are planted. A border of flowers at the edge or just below a retaining wall adds charm. Both these terraces complete Colonial houses, and are furnished with colorful, movable furniture. Plan pockets in flooring against the house for vines.

**THE COVERED PORCH.** Some people prefer the protection of a roof in their outdoor living room. It is pleasant in itself, but it frequently takes away the light from the room, and as today we want sun, light, and air, fewer are being built. If the room has two exposures and the windows are grouped or large, on another wall, a porch will not detract. It should be carefully designed to suit the style of the house.



**THE MODERN TERRACE** is still a terrace but it has characteristics of its own. The overhang so much used gives some shade, and the windows are so large that the house is seldom darkened. To the right is a gallery.

Next is shown a sun terrace opening from the partially covered terrace just mentioned. This is a terrace from the ranch house shown on pages 96 to 100 where a plan is shown which will explain it. And last is another terrace and room where it is hard to tell where terrace begins and room ends as the big windows throw it into one living space. Plain surfaces, cement walls, large expanses of glass, opaque and clear, are all used and create a very different atmosphere than the terrace of Colonial houses shown on opposite page.



F. S. Lincoln, Photographer

Sunny California and attractive informality are expressed in this sunny terrace. There is shade from the overhanging of the roof near the wall, but a parasol is needed in the center where even the old trees take on a picturesque air. Cliff May, Designer.



Maynard L. Parker, Photographer

This terrace and room in the modern manner are designed for a warm climate as they blend into each other. Large glass windows are a protection, come rain, without detracting from light. Richard J. Neutra, Architect.





## CHAPTER THREE INDOOR DETAILS

*T*HE interior woodwork denotes the type of house—formal or informal—and is a very important part of the background for decorating. The woodwork, whatever its character, is designed by the architect—

stairways, doorways, door frames, window frames, mantels and cornices being the most important. Here are four different types of Colonial stairways. The one to the extreme left and directly below, are of the formal type with mahogany rail and steps. Note the fine overdoor and cornice in the photograph below. Informal Colonial stairways shown to left and extreme left below.



Philip B. Wallace, Photographer

The simple stairway shown to right fits in many small houses. J. Linerd Conarroe, Architect. The two stairways of formal Colonial type, as well as the informal one below were designed by Walter K. Durham, Architect.



Philip B. Wallace, Photographer



Philip B. Wallace, Photographer



The stairway is treated differently by modern architects. A very simple version is shown directly below. A more elaborate one of unusual character is shown at right below. In modern interiors the detail is greatly simplified, as plain surfaces are the rule. Flexibility of space is a principle of moderns, and has produced the sliding door or wall. Or, as in the case of the photograph left below, folding doors, which like an accordion pull out to a flat surface.



A stairway of the simplest character in the modern manner is shown to the right. Its fitness for the place it occupies and the color used would be an important factor in its general appearance. Ernest Payer, Architect. The collapsible sliding door shown in the dual-purpose room below are being used and will be extensively used in modern building. Samuel Marx, Architect.

Rodney McCay Morgan, Photographer



Mattie Hewitt, Photographer

This stairway, inspired by Regency architecture, was used in a house of modern character. You will notice that the wall surfaces are plain. Samuel Marx, Architect. Directly below is an unusual free standing stairway which is definitely modern in character. Samuel Marx, Architect.



Hedrich-Blessing, Photographer

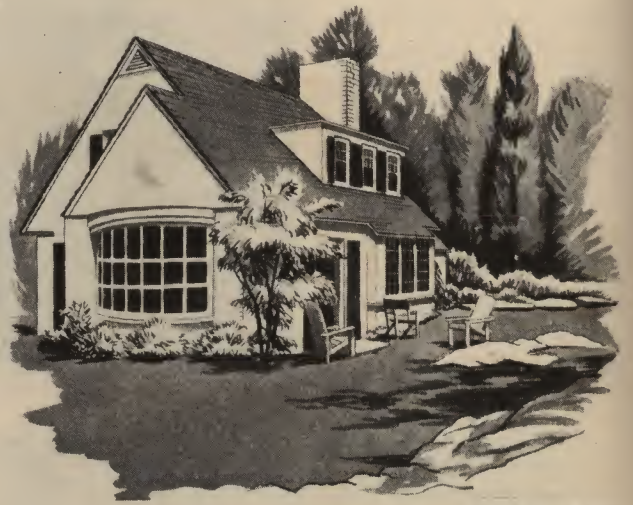
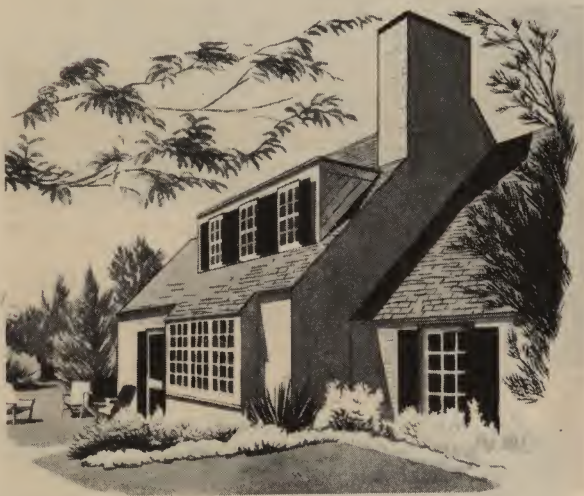


Hedrich-Blessing, Photographer



## Big Windows

Big windows, big windows, and more big windows are one of the most noticeable features of any type of building which is being done today. In traditional architecture, be the type what it may, groups of windows form one big window. Sometimes these are called "picture" windows, but in any case, they are merely a group of windows such as those shown below, straight or curved, as the design of the house permits. In traditional design the panes are likely to be small. An example is the window at lower left. Louis Gelders, Architect. Another window with a modern feeling showing a combination of large and small panes of glass is used in the dining room, lower right, where the entire side wall is of glass, Alfons Bach, Designer. Many an old house may be modernized by just such windows as are illustrated here and on various other pages, notably the living room shown on page 12.



Eva Melady, Artist



Rodney McCay Morgan, Photographer

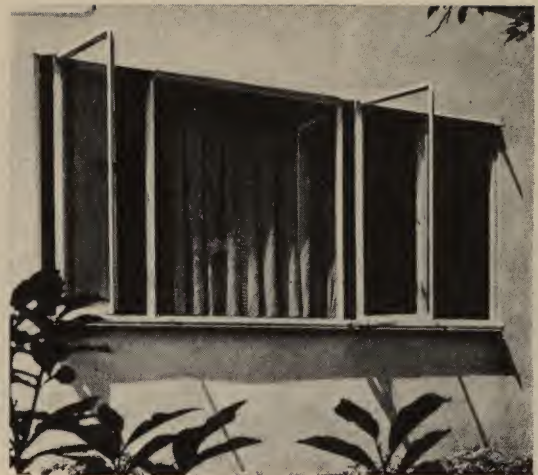


Rodney McCay Morgan, Photographer





Eva Melady, Artist



F. S. Lincoln, Photographer



Rodney McCay Morgan, Photographer



Rodney McCay Morgan, Photographer

**THE MODERN TREND** is not only expressed by the larger panes of glass, but by a greater area put into glass. For instance, in the room directly above, fixed windows reach nearly from the ceiling to the floor. There is a corresponding height of cornice between the window and the ceiling, and the wall space from the bottom of the window to the floor. This gives the horizontal lines which are a favorite of the Moderns. A portion of the glass wall is in two sets of doors which open onto a broad terrace. Notice that the door base follows the horizontal lines of the wall.

In the sketch to the left above the treatment of glass is in large squares instead of panels. In all such walls, part of the glass is stationary with a window or door arranged as an opening. A satisfactory modern arrangement for opening a window in a run of glass is shown to the left. Panes are of medium size, and the frame of metal. It is self-evident that it may be adjusted for opening. Another form of modern windows (right above) is the long narrow group of the casement type. These, too, are usually of metal with a single large pane of glass. John R. Weber, Architect.





Philip B. Wallace, Photographer

## Fireplaces

Almost everybody loves a fireplace. It warms the heart as well as the hand and symbolizes the spirit of home — a place of comfort and relaxation. The type of fireplace follows the architectural type of the house and the interior woodwork. Illustrated to the left are four in the Colonial feeling, while those on the opposite page show the modern interpretation. First to the left is the large chimney opening of 17th Century inspiration, a type originally used by early Colonial settlers as a kitchen fire. Note the crane and kettle and the old bake oven, now a window. A later 18th Century type with a smaller chimney opening framed by a mantel with good lines was used in houses of more formal character, or in the parlor of the same house. It is painted to match the woodwork. Walter K. Durham, Architect.



Philip B. Wallace, Photographer



F. S. Lincoln, Photographer



Philip B. Wallace, Photographer



Another version of the same type of mantel is shown third. Here paint has been removed to show the beauty of the old pine or poplar. Cornice and woodwork match it. Alexander K. Knox, Architect. Last on opposite page is a big fireplace of the 17th Century sort, converted by a mantel with paneling above it, to suite a room of 18th Century type. The old bake oven has been preserved, see opening at right, and a cupboard made above the mantel.

**MODERN FIREPLACES** are usually less conspicuous. Here are three, each showing individuality. The first has a functional character in that the bricks which build it are exposed. The other two show horizontal lines, one having a plain wall surface, the other bookcases across the entire side wall. Note the large windows in both rooms.



Richard McCay Morgan, Photographer

The brick facing of the chimney in the fireplace above is a structural part of the building and reaches from the floor to ceiling, giving importance to the fireplace. It has a decorative value as well in the use of soft-colored brick with vertical pointing, which makes a feature of a structural need. Richard L. Aeck, Architect.



Richard McCay Morgan, Photographer

The lines of the room shown to right, are in sharp contrast to the one above it. Horizontal lines are stressed in this case and the fire opening though adequate is not an architectural feature. As this is the main room in a long low house by the sea for summer use, this is natural. The house and plan are shown on pages 62 and 63. There is another view of the fireplace on page 63, where the field stone facing is clearly shown. Antonin Raymond, Architect.



Hedrich-Blessing, Photographer

Bookcases used on each side of a fireplace is usual, but to put them above it in the manner shown in the photograph to the right is less usual. With the insulation of modern building to protect them, they would not be injured. The conception of this room which is treated in "simple masses," as the architects say, puts one wall almost entirely in glass, in large window, and balances the wide wall with books. The book shelves, which are of the simplest, are made of plywood to match the facing of the fireplace and the cupboards. The room is definitely modern in character both in the building and the furnishing. Furthermore, the color values are light in walls, rug, draperies and upholstery; the color of the books and the view from the window giving the decorative note. Samuel Marx, Architect.





Richard Averill Smith, Photographer

## Built-In Bookcases and Cupboards

There is no architectural feature in interior architecture that gives more of an air to a room than well designed built-in bookcases and cupboards. They are a very real part of Colonial interiors, formal or informal, as shown on

this page, and are taking new forms in modern rooms, as illustrated to the left.

A very simple form of bookcases with curved tops is shown first above. They flank a good Colonial mantel and show cupboards beneath them. These are set in plaster, covered with wallpaper. Henri Heps, Architect. The prototype for the style is shown in the paneled side wall of the dining room below. This is a more formal rendering of the same architectural idea, and is also suitable for a living room. There is, however, no happier place for fine built-in cupboards than a dining room, where rare china may be displayed. Furthermore, such cupboards help to solve the problem of storage which is always a difficult one.



Philip B. Wallace, Photographer



Philip B. Wallace, Photographer



Philip B. Wallace, Photographer





Rodney McCay Morgan, Photographer

Directly above is a clever handling of a bookcase, storage space in a series of shallow drawers, and an adjustable desk. There are many such uses of built-in furniture employed by the modern architects. Courtesy of Rudolf Mock.

Quite rightly in this informal room with a beamed ceiling, the necessary storage space for books is also simple. Shelves are placed above the brick facing of the fireplace opening across the side wall, as well as below the window. Note, however, that a cupboard is reserved, probably for wood storage. An arrangement such as this could be used in any informal room, whether of modern, contemporary, or ranch type, as here. It is a room in a California house designed by Cliff May.



Maynard L. Parker, Photographer

To right is a dignified and spacious desk, which is built into the room. It has ample drawer as well as storage space, and is workmanlike and direct. The bookcases above it are placed below a building beam so prevalent in modern apartment buildings. This is an excellent way to obviate it. Courtesy of Modernage Furniture Corporation.



Book storage is equally important and here are other ways which are as decorative as they are useful. In the room shown to left of opposite page, the shelves are along a side wall and are in keeping with the informal character of the room. While in the room directly below, opposite page, they are part of the paneled treatment of a more formal room. All three rooms, Walter K. Durham, Architect.

**THE MODERN TREATMENTS** shown on this page are straightforward, and give color and decoration to plain wall surfaces. As here, the shelves are functional.





Rodney McCay Morgan, Photographer



Take two to three feet off a room and build two closets divided to individual needs.

## Storage

Whether you buy or build, see that you have ample storage space if you want comfortable living. Spend the extra money to have space divided. Have two closets in a room used by two people. Build out around a window as suggested in drawing.



Gottscho and Schleisner, Photographer



F. S. Lincoln, Photographer

## FINELY EQUIPPED BATHROOMS

See the new and good fixtures which will be available and choose the best you can afford. Be sure that your bathroom is well lighted and that shaving or dressing mirrors has light directly over it, or tubular lights in the mirror, as here.

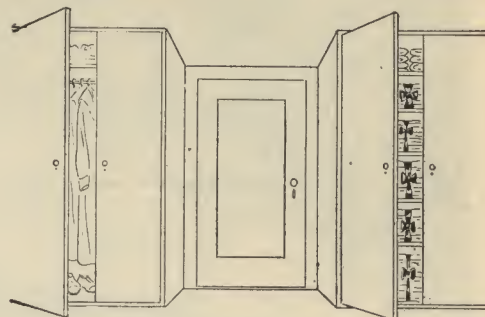
## DRESSING ROOM BATH

This room would delight a woman. The tub is enclosed in mirrors, and wash basin is ample and attractive, balancing the dressing table and mirror which the photograph shows. The toilet is in a separate compartment. In such a room, only a little larger than the usual bathroom, a clothes closet can be put, the walls papered, and a colorful feminine air given to it. It is ideas such as these that you should consider in planning a house. Walter K. Durham, Architect.





When storage space is scarce, coat closets may be built into a hall to recess a door. Or in an apartment when necessary, one may be a linen closet. Consider just how each kitchen cabinet should be fitted or partitioned. Note tray cabinet. Have architect show you plans of ready-built units. Provide ample counter space and use tubular lights under base of wall cabinets to throw light on working area.



#### NEW APPROACHES TO KITCHEN PLANNING.

How to plan your kitchen depends on how you are going to live. If you expect to have cook and waitress, you need an up-to-date kitchen and pantry, with space provided for eating, such as kitchen-dining room or dinette. If you expect to do the cooking yourself, you will want equal conveniences, but the same space would be differently divided. In the maidless house, pantries are unnecessary, but the storage space usually provided in a pantry is just as necessary. Full height or partial partitions as in the photographs are excellent, the one above being the nicer arrangement for family use. Glazed, two-way cabinets just short of ceiling height above such counters give a more definite partition without detracting from the usefulness of the base cabinet, as the counter space can still be used both for working and for passing food from the kitchen side to the dining side. Clear or opaque glass may be used.

The kitchen shown in the photograph at the top of the page is attractive as well as practical. The use of wallpaper in the dining corner gives livability. Raymond O. Peck, Architect. The built-in table and seats in the dinette corner, as in the kitchen shown to right, is a well-liked plan, though not as flexible as a table and chairs. All working spaces are compact and convenient. Mary K. Hammond, Designer.



Photographs by Richard Averill Smith





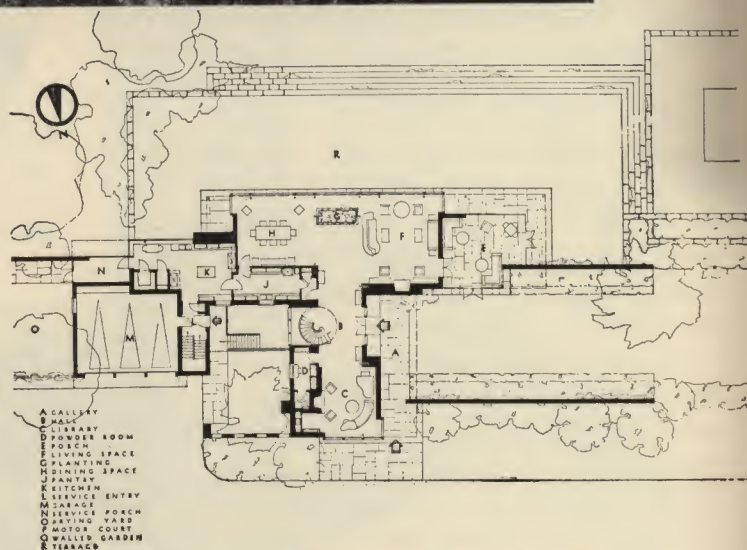
Hedrich-Blessing, Photographer

This house is situated in Ladue, Missouri.

## CHAPTER FOUR

# THE MODERN TREND IN ARCHITECTURE

SAMUEL A. MARX, *Architect*  
NOEL L. FLINT, C. W. SCHONNE  
*Associates*



Here is a fine example of the modern trend in architecture. Among many outstanding features is the use of glass and what is known as the "open plan." Windows which amount to glass walls, and space which may be divided by folding walls, or left open to flow from one room into another, creates such spaciousness as that shown in the lovely rooms on the two following pages. Having the living and dining room open into each other, as these rooms do, and the library and music room into the hall, is known as the "open plan." The large windows or glass walls give more than a view—lovely as that view may be, as they serve to bring sun-heat into the house. The principle is discussed and a diagram shown on page 45. Naturally then the house is placed to have the large windows faced south to take advantage of the southern warmth, but shielded from glare in the summer by an overhang. In the winter the sun is lower in the heavens and penetrates into the rooms. In considering such windows





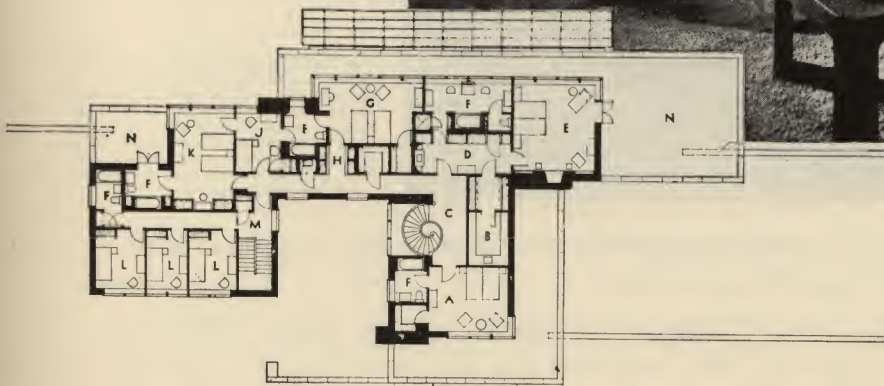
Hedrich-Blessing, Photographer

### LARGE WINDOWS

As shown by the plan these great windows, amounting to walls, face south and open on a broad terrace on the first floor, and a sun deck on the second floor. The photograph to left shows the dining room and card room, and the back of the sofa of the living room. In the photograph below the front of the sofa shows another view of the living room and how the space flows into one large room. Note, however, the sliding partition walls and that three rugs of the same color are used for the three rooms.

### OPEN PLAN

Using space in the flexible manner shown in these photographs is often spoken of as the "open plan." Though in this house there is ample space to divide into three rooms, great spaciousness is given by throwing them into one room when occasion requires. When the floor was built in the central room, space was provided for growing plants, which makes a very effective decoration and is used to frame the central windows.



- A Guest Room
- B Dark Room
- C Hall
- D Dressing Room
- E Own Room
- F Bath Rooms
- G Childs Room
- H Linen Cases
- J Nurses Room
- K Babys Room
- L Servants Rooms
- M Service Stair
- N Sun Decks





This interesting group is at the end of the hall to the left of entrance, where again large windows give added spaciousness. This group is marked "C" or library on the plan (page 38), and like the other rooms may be shut off or not by sliding doors. Note on the plan that a powder-room is at the left of the stairway. A picture of the unusual modern treatment of stairway is shown on page 29.

The fireplace end of the living room is shown to left. You can relate it to the plan by the sofa at right of the photograph which is shown in the lower picture on page 39. The door to the terrace is shown with the draperies closed. The arrangement of the sofas is excellent, as they do not face the big windows, but yet get the view.

remember also that in much modern building heat loss is minimized by new types of glass having air space between double panes for insulation.

**THE PLAN OF THE HOUSE** is on the luxurious side having four master bedrooms and four baths and a service wing with three bedrooms and one bath. Note the excellent position of the guest room and bath and the room for a nurse between the children's rooms.





Above is view of the entrance with garden wall. Below, a detail of it.

#### CONSTRUCTION OUTLINE

*Construction:* Frame, light steel columns and beams. Wood joists floor construction and wood stud partitions.

*Insulation:* Four-inch rock wool throughout roof.

*Windows:* Framed with Kawneer store front sash mouldings. French doors and windows, Hope's steel casements. Bronze screens.

*Plumbing:* Modern fixtures. Stainless steel kitchen and pantry sinks. Copper piping.

*Electric Equipment:* Rigid pipe conduit. Balance conventional type.

*Heating Equipment:* Air conditioning throughout, master's portion including maids bedrooms, for summer and winter. Complete automatic control on a zoned system. Automatic reduction in humidity during winter months to prevent frosting on windows. Balance of service is a two-pipe hot water system.



All photographs by Hedrich-Blessing

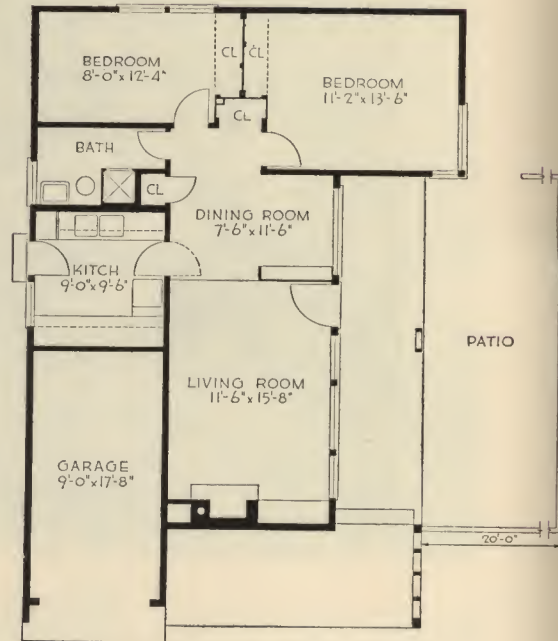
The house which is insulated and air conditioned, is built of old brick painted white, with the frame a combination of light steel columns and beams. The floor construction is wood, partitions are of wood construction, the chimneys and garden walls of Lannon stone which gives a pleasant contrast to the exterior. The interior finish shows plain surfaces, enriched by color and interesting textures in upholstery. The draperies of course are important as they amount to a side wall when closed at night. They are of unusual weave and a contrast in color to the walls.



# One-Story Modern House

ROYAL BARRY WILLS, Architect

Here is another attractive house with the "open plan" which is extremely simple. The plan speaks for itself of a good-sized living room with open fireplace which opens on wide doorway into the adjoining room. The kitchen shows the position of the equipment and is wisely placed in the house, as the kitchen and bathroom plumbing are together. This makes for economical building. The two bedrooms are across the end of the house and show ample closets. The fact that the garage is a part of the main building is another economical feature. In a house with the large windows facing south, as here, the unbroken back wall of the living room is an advantage in furnishing. It is well to remember, as noted before, that the principal sofa might well be placed at right angles to the wall to prevent undue glare. But again the set-back of the room should obviate it. The long, low mass of the house lends itself to white paint, relieved by colored trim which is dark blue.



F. S. Lincoln, Photographer



## CONSTRUCTION OUTLINE

Walls: Matched boards on frame.  
Insulation: In walls and roof.  
Roof: Tar and gravel.  
Windows: Casement.  
Heating: Gas - warm air.

## COLOR SCHEME

Walls: White.  
Roof: Gray.  
Trim: Dark Blue.



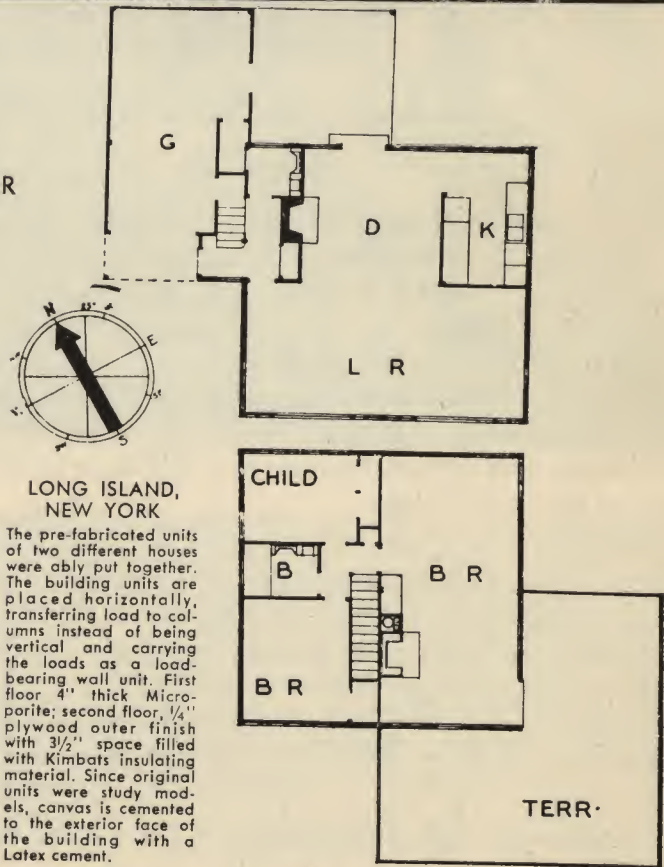


F. S. Lincoln, Photographer

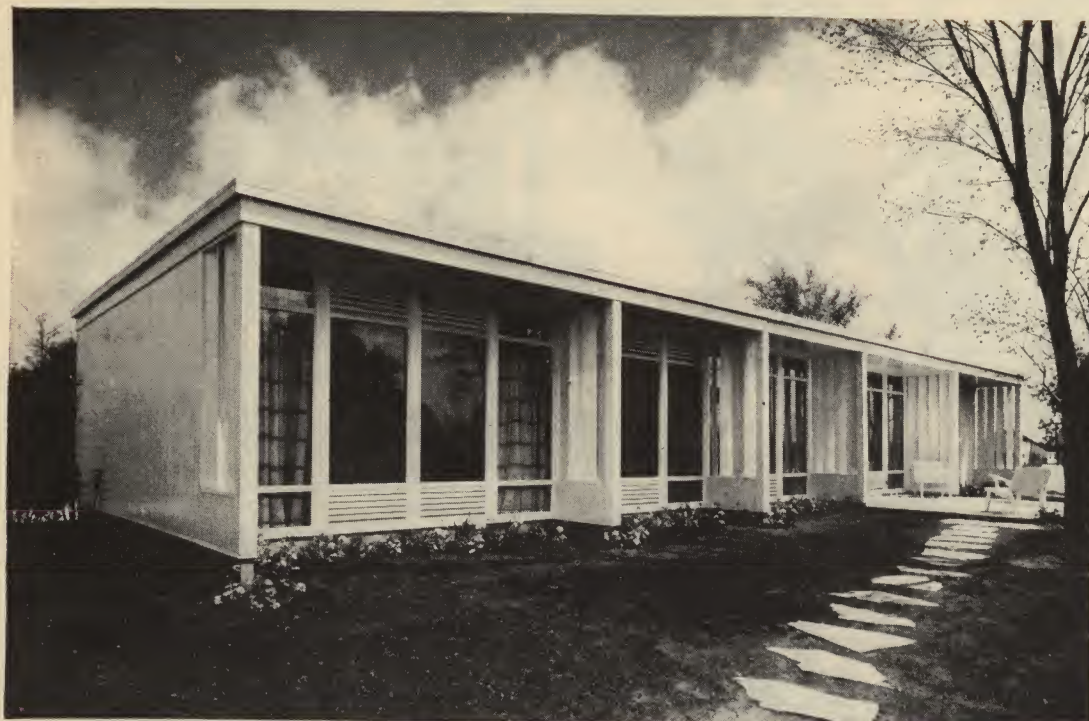
## Compact Two-Story Modern House

ROBERT L. DAVISON AND JOHN CALLENDER  
*Designers*

This house is interesting, as it was constructed from two four-room pre-fabricated experimental houses. One is plywood and the other of Microporite. It belongs to R. L. Davison, for many years director of Housing Research of the John B. Pierce Foundation. In re-assembling special attention was given to the orientation of the house, as windows are placed to get maximum sunlight in the winter for supplementary heating. Note compass. In planning the house, it was wished to have the living room, dining room and kitchen arranged so that six to eight friends could be entertained with a minimum of effort and formality. Therefore, the living and dining rooms are in one, with a buffet between the kitchen and dining space to permit the service of meals over the opened buffet.







IN THE  
CHICAGO  
DISTRICT

View of house from the bedroom at the left. Glass panels, 3' 3" wide, form the entire front of the house. Two front-center panels of bedroom have ventilation top and bottom. Projecting louvre panels between the rooms are adjustable, serving as sun shields, as well as providing semi-privacy. Vertical siding has been used on this side of the house, but horizontal siding or stone or brick veneer could be used if so wished. Pre-fabricated House presented by Green's Ready Built Homes.

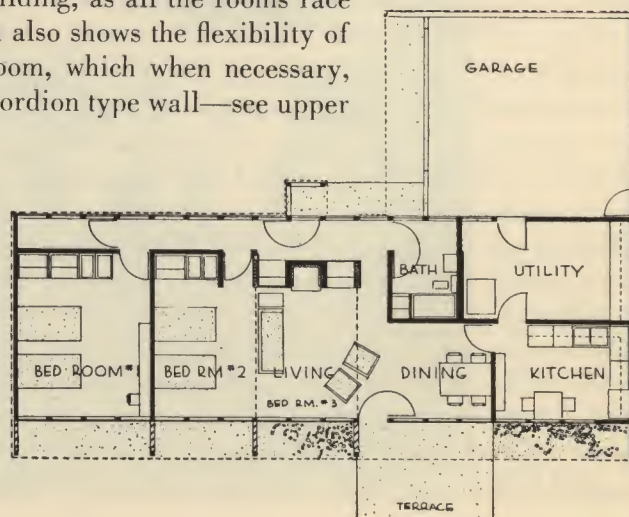
## *Pre-fabricated House Built on the Solar Principle*

GEORGE FRED KECK, *Architect*

The house shown above was America's first pre-fabricated Solar house, erected in Rockford, Illinois, in a pleasantly wooded sub-division known as Bradley Heights. It has two major points of interest: that it is pre-fabricated and that it follows the Solar principle. This is the type of house which may be found ready-built in the near future. Living comfort is a major factor. It embodies radically new thinking in house building, as all the rooms face south to take advantage of the Solar principle. The plan also shows the flexibility of modern arrangement, in the good-sized living-dining room, which when necessary, may be turned into an extra bedroom by a folding or accordion type wall—see upper picture on the opposite page.

**THE METHOD OF VENTILATION** is unusual. The large windows are fixed, except where doors are used as indicated on the plan. The sole ventilation is through permanently screened louvres which let in air but keep out the elements. The louvres may be seen in the picture above, at the base of the large windows.

**THE SOLAR PRINCIPLE** is best explained in the chart shown at the bottom of the page, which shows





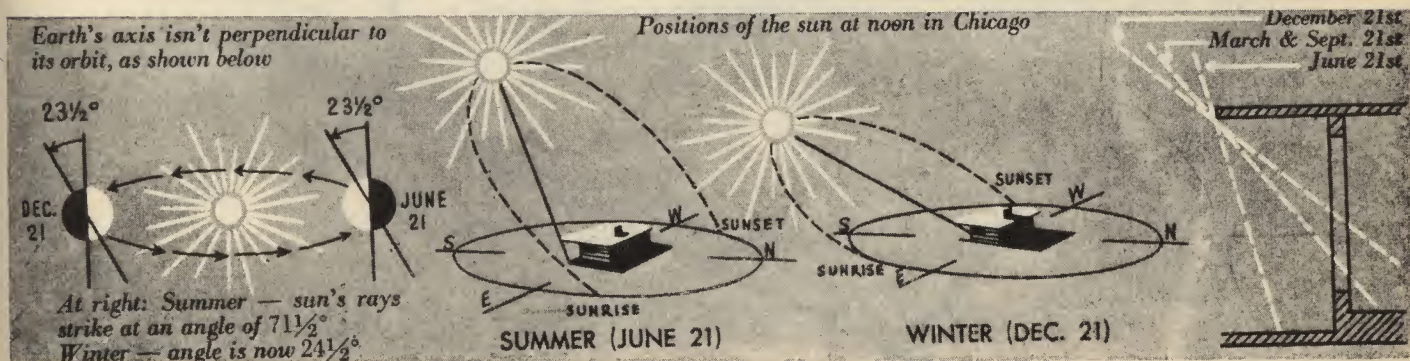
the position of the sun in the region of Chicago where this house was built. The large windows, protected by an overhang to prevent undue glare, allow the winter sun which is low in the heavens, to penetrate the interior and give some heat. In the summer when the sun is high in the heavens, the overhang prevents the heat of the sun reaching the interior.

A gas-fired furnace in the utility room forces hot air through hollow tiles which also serve as the finished floor. Thus the heat radiates from the floor and is controlled by a thermostat. No radiators are needed. The windows, or glass panels, are of two sheets of polished glass with a sealed dehydrated space between them to prevent heat loss and the forming of moisture. Such a pre-fabricated house does not need a basement. Excavation is only necessary for layers of gravel and sand to form the base on which heat ducts are laid in concrete — a form of "panel heating."

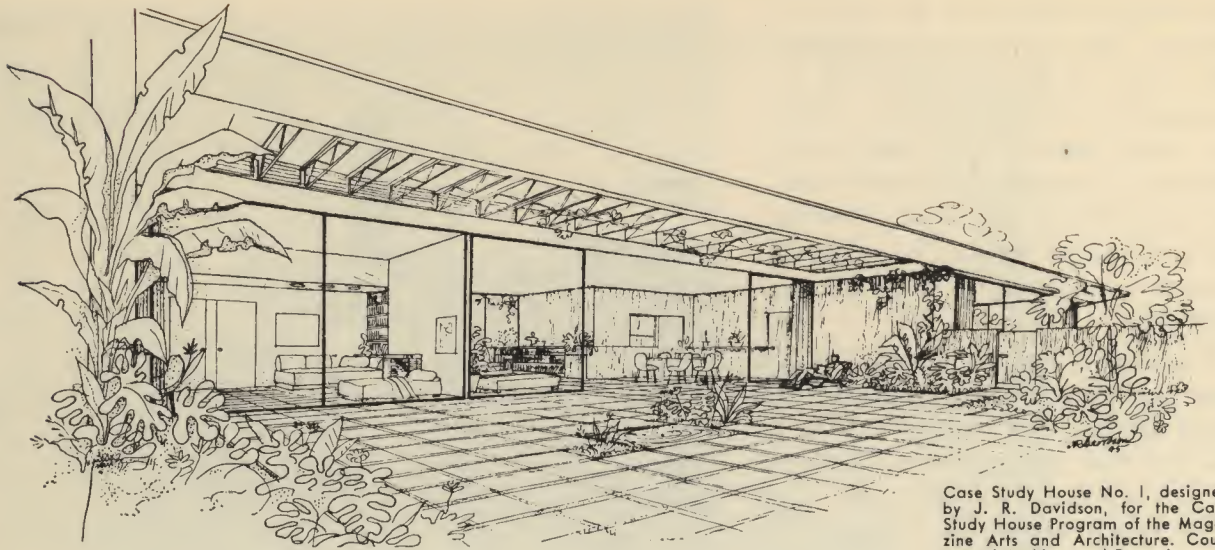
A Swedish fireplace is used in the living room, which is slightly raised from the floor to provide storage space for fuel underneath it. Bookcases add charm, and again storage space, while a spacious wardrobe at the far end of the room is suitable for a living room and yet may be used as a wardrobe, when folding wall is drawn to provide third bedroom. This wall operates on ceiling tracks.



Photographs by Hedrich-Blessing







Case Study House No. 1, designed by J. R. Davidson, for the Case Study House Program of the Magazine Arts and Architecture. Courtesy of Architectural Record.

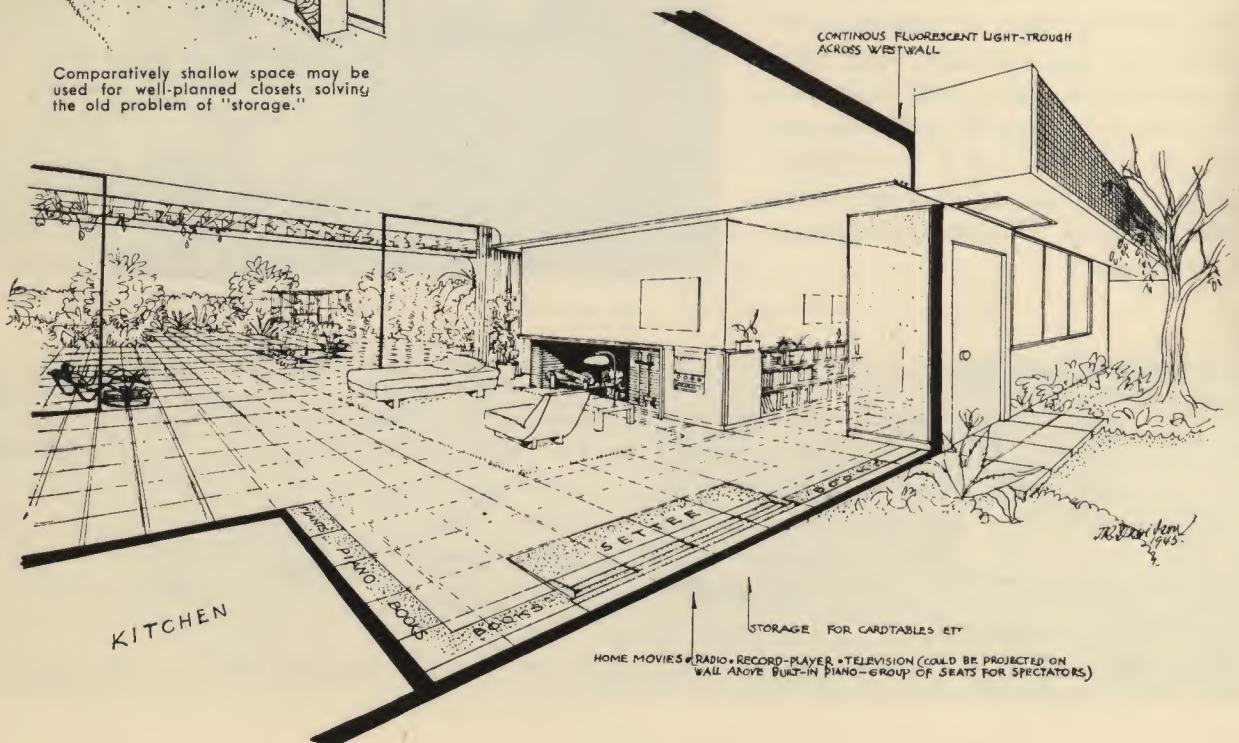
## Planned for California

J. R. DAVIDSON, Designer

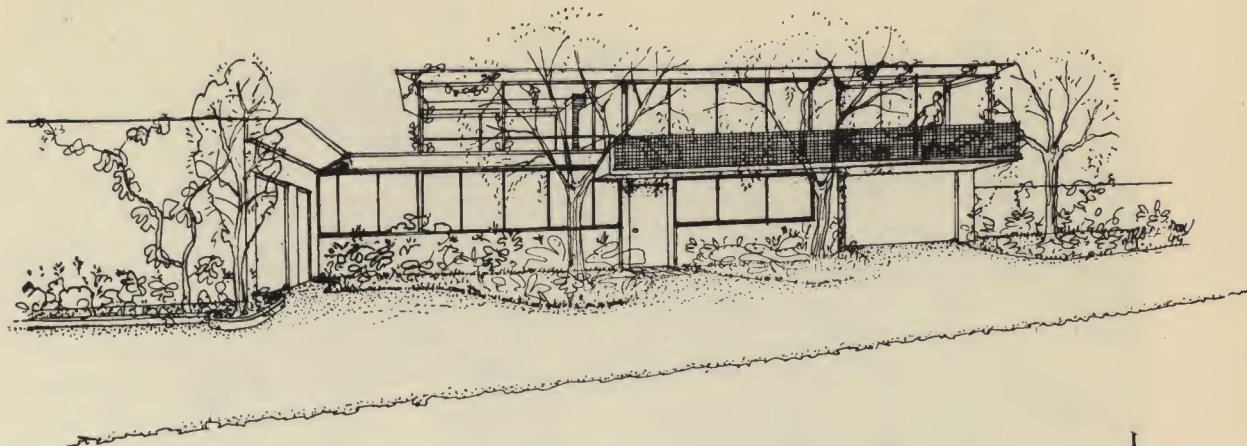
Here is a house, the designer says, planned for a family wanting the amenities of life in a post-war world. It certainly shows the way to ease of living in a servantless house, where the outdoors plays almost as much a part as the sheltering four walls. The master bedroom, with its two dressing rooms and



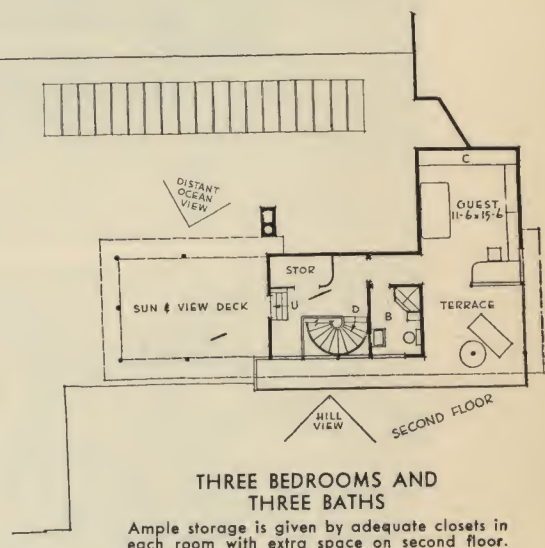
Comparatively shallow space may be used for well-planned closets solving the old problem of "storage."





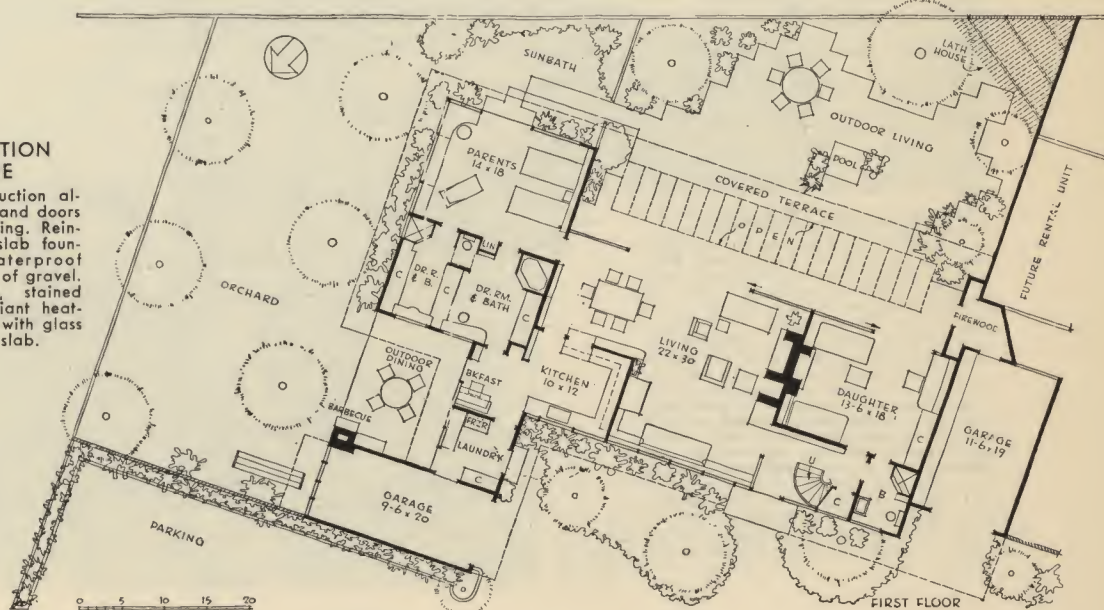


baths, spell comfort, while "daughter's room" with its own bath, is across a spacious living-dining room and could double as a study during boarding-school days. Above it is a third bedroom and bath, complete with its own sun-deck; terrace and garage below it. The heart of the house, however, is the large dual purpose living room with the furniture in two pleasant groups—the fireside and sofa, piano and bookcases placed along the front wall. Equally good arrangements are shown in kitchen with its breakfast nook, and laundry with allotted space for deep freeze and closet. The drawings with their notes speak for themselves of new construction and the long low lines of the house, with the main rooms again facing south, and a covered terrace as the connection between house and outdoor living room.



#### CONSTRUCTION OUTLINE

Steel roof construction allows all windows and doors to reach the ceiling. Reinforced concrete slab foundation with waterproof membrane on 5" of gravel. Floors, concrete, stained and waxed. Radiant heating of floor type with glass insulation under slab.







## CHAPTER FIVE

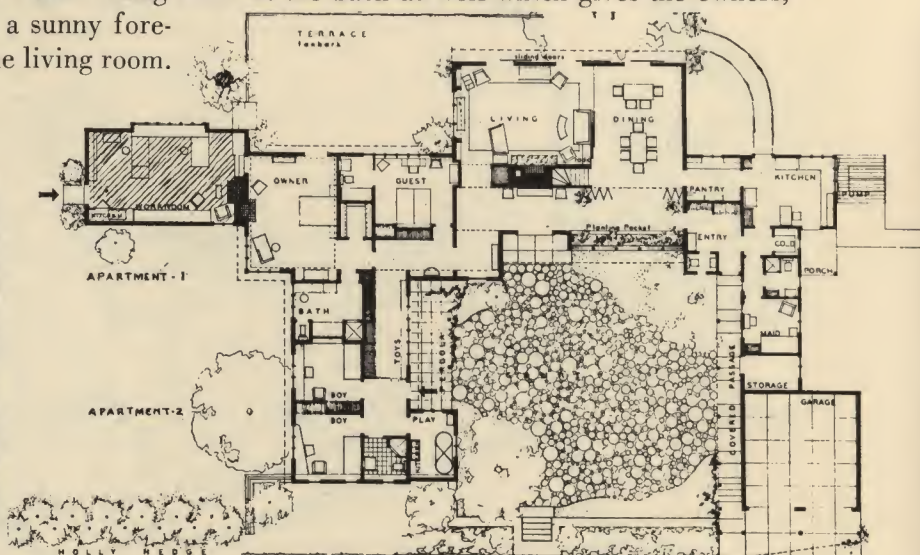
### HOUSE, GARDEN AND ATTACHED GARAGE NOW PLANNED AS A UNIT

SAMUEL & VICTORINE HOMSEY, *Architects*

Here is an unusually good plan, modern in the interior arrangement, with a delightful exterior of stained wood with a shingle roof which fits into a wooded site in the state of Delaware. The main section of the house has two wings, placed at right angles to it, forming a protected forecourt at the front and giving a service wing and a bedroom wing. There is a terrace across the living room and dining room at the back as well which gives the owners, who are the architects, both a sunny forecourt and the sunsets from the living room.

#### IN DELAWARE

This plan is worthy of study. The main entrance leads into a hall with a large window extending from ceiling to floor. Back of it are the living and dining rooms which may be separated by a sliding wood wall, or thrown into one large space. The four bedrooms and the three baths are in the wing to left, with a studio to the side of them. The service wing has a covered passage leading from the drive or garage into a side entry which connects with the main hall. This is an important point for country living where rainy days must be considered. It is this covered passage which makes it feasible to have the forecourt and is therefore vital to the plan. Also it gives an entrance with a wash room and closet at hand for the children of the family. In this section, besides the two-car garage, is a room for storage, maid's room and bath, and entrance to coldroom, kitchen, pantry, and to the main rooms of the house.





Here we see some good points of the flexibility of modern design. The photograph to right shows plainly the sliding wall section (now open) in the living room, which may be closed entirely to form two rooms, and the folding screens, in the photograph below, which may separate the dining room from the hall. This arrangement of a smooth sliding wall and wall screen makes it possible to throw hall, living room, and dining room space into one for entertaining. The walls have a plain surface of wood, set in squares on three sides of the living room section, with upright panels in the sliding wall. The dining room and halls and other rooms have tinted plaster walls. The floors, except for the groove between living room and dining room, are laid as one and are of polished wood.



A view of the living room with the sliding wall open.



Photographs by Robert M. Damora

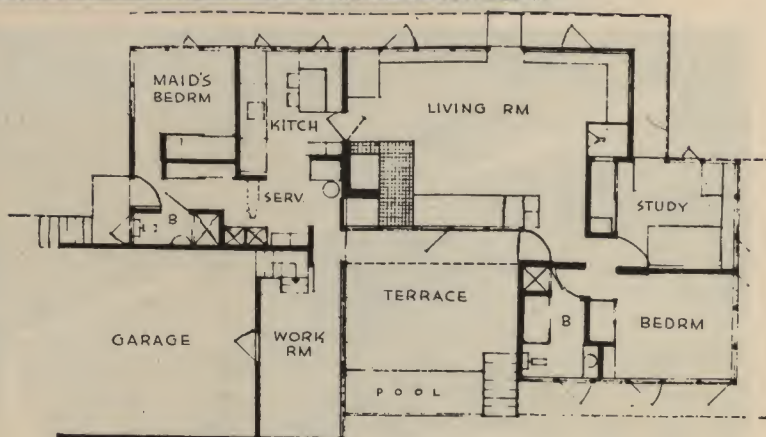
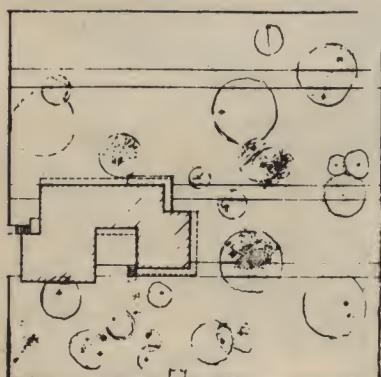
The studio room above is equipped for the architect-owners with the drawing tables, files, and good light both from the large window and the suspended tubular lights. To the left is the large window in the front hall, which not only gives sun and light to the hall and dining room, but is designed for a plant window, with a sunken trough properly drained, built into the floor. Here plants are easily grown and vines can be trained to frame the window. It has, of course, some solar heating value. The medium-sized panes of glass are in character with the exterior of the house.





## Large Windows and Built-In Features

RAPHAEL S.  
SORIANO,  
*Designer*



THE Moderns are doing extraordinary things with windows. They have put a number together, they have placed them in corners, enlarged them to extend from the ceiling to the floor, put them above eye-level high in a north wall for light and air only, made entire walls of them, and last and of importance, are placing them double-glazed to act as conductors of the sun rays to give "solar" heating. All these different types are illustrated in this book.

Large windows in the house above are used in both the front and back, and are placed above the floor allowing for built-in features in the bedrooms, as well as the large dual purpose living-dining room. As the walls are paneled with magnolia wood, the built-in furniture matches it. The interesting thing is that the furniture is made to suit the needs of the owner. A specially designed sofa table is divided to take phonograph records and books. Underneath the windows, open shelves may hold books. The beds and dressing tables are built in along the walls in the bedrooms, to give open floor space.



## In California

The view of the house to right shows the slight irregularity in the roof line which adds to the architectural quality. As this house is in California, the exterior color is white, but may be light gray or deep cream, which stands out against the luxurious green shrubbery.



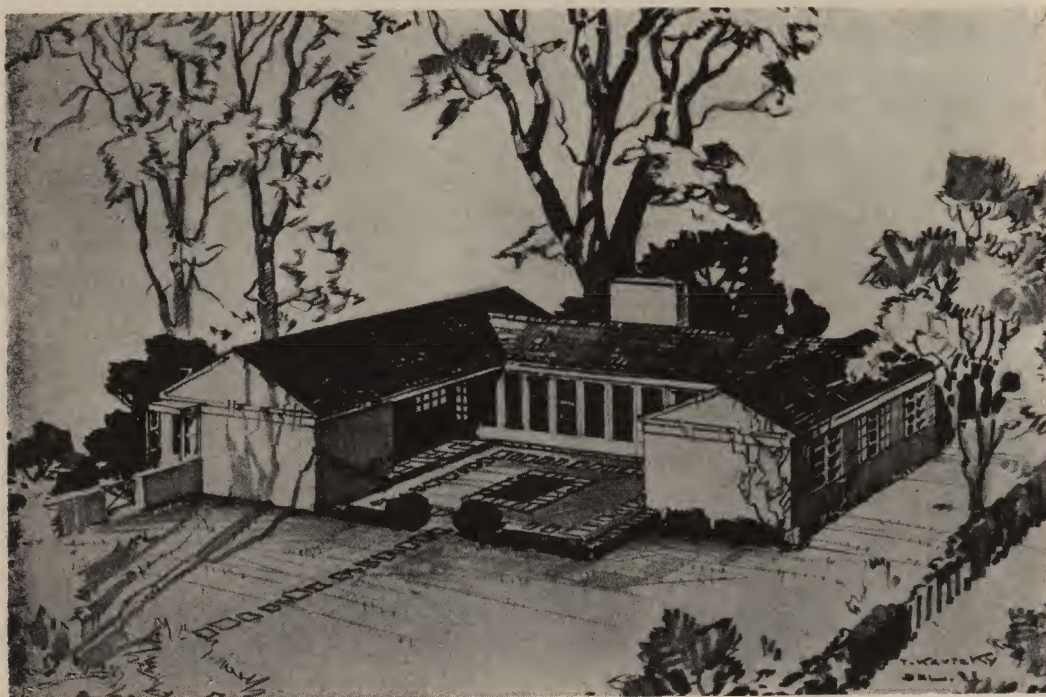
The interior of the living room is shown below. The walls are of "allon" magnolia wood, which is also used for the built-in furniture. The draperies are canary yellow, the couch is of a rough-textured olive green, and the carpet is sand color.



Julius Shulman, Photographer

Another point to remember in modern houses is that the floor covering, like the walls, is kept in a solid color. The carpet is what is known as wall-to-wall carpeting and as a rule the color is light in value — sand, putty, gray. Choose the tone which suits the woods which are used.





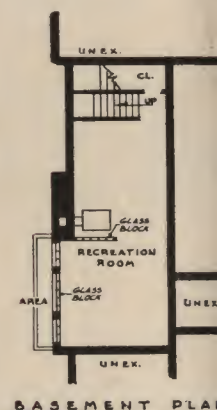
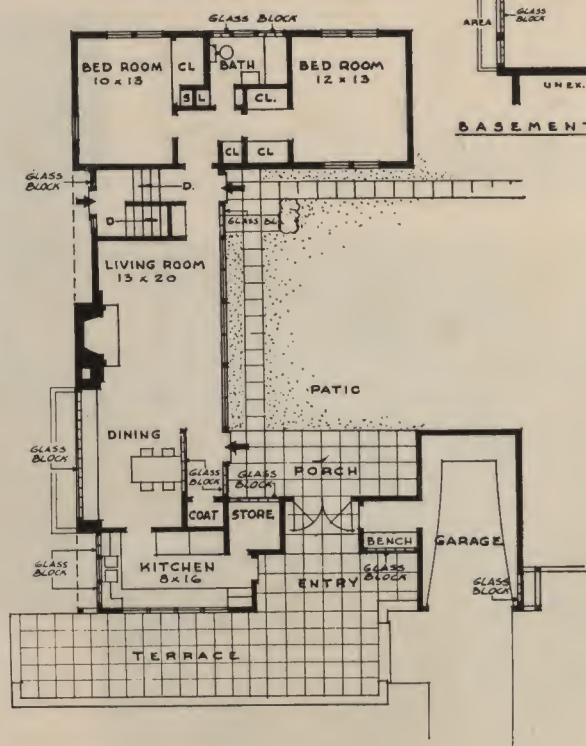
The houses on these two pages as well as the plans (which show variations from the drawings), have been designed to show the many uses of glass block, and its application to attractive small houses. Courtesy of Owens-Illinois Glass Company.

## Use of Glass Block in Modern Building

HENRY OTIS CHAPMAN AND  
RANDOLPH EVANS, *Architects*

Glass block is being used more and more for *what it does*—not just for appearance sake. That is why its popularity has grown so rapidly. It transmits light; provides more privacy than most types of glass; it resists heat loss in winter; loses less than half as much furnace-heat as a single thickness of glass. It is easy to clean and looks clean. It has a definite place in the architectural appearance of the outside, and may be used for partitions in the interior. At first, glass block was looked upon as modern material and thought of as appropriate only for large spaces. It is, however, used today, and will be in small and medium-sized houses. The designs here by two famous architects are given as ideas. The plans show slight differences from the drawings, and in this case, as throughout the book,

no floor plans are available. They do show, however, how glass block may be used. In a dining room, for instance, a run of glass block above a built-in sideboard is an attractive interior decoration, and it is particularly valuable where a too-close neighbor prevents privacy. Bathroom, hall, and kitchen windows are other places for which it is especially fitted.

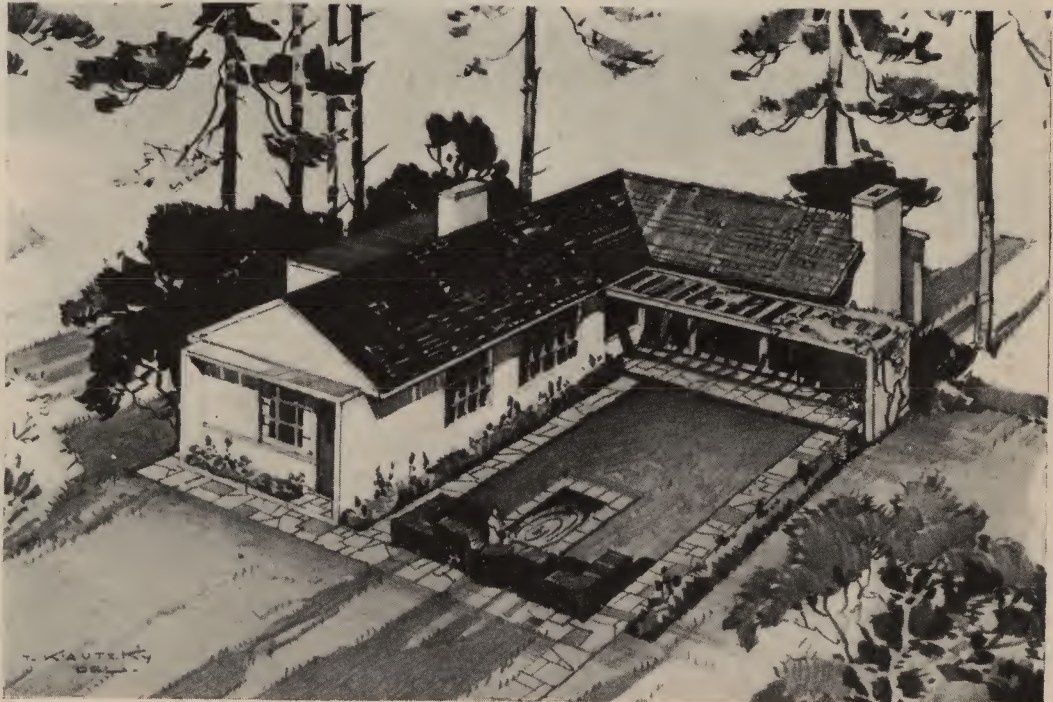
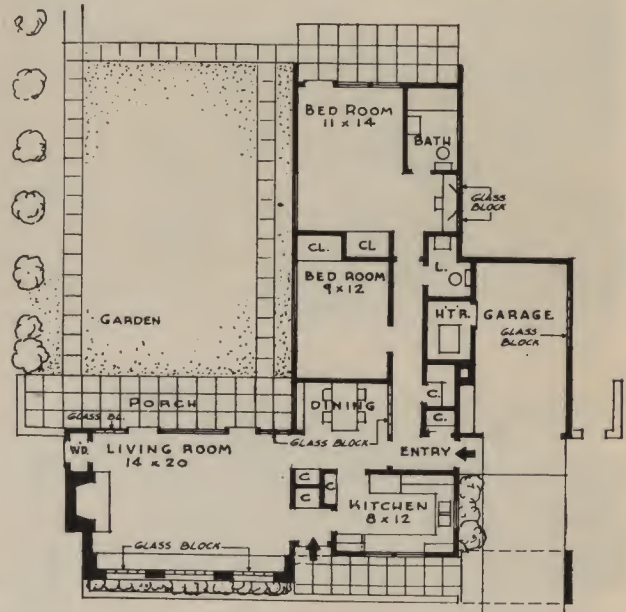




## MAIDLESS HOUSES — BUT ATTACHED GARAGE

In the consideration of a well-planned small house every inch of space must serve a useful purpose. Today, when a vast majority of women take care of their houses themselves, without the assistance of a maid, it is wise to plan the house for this condition. In many sections of the country, part-time maids give the needed help but do not sleep in the house. If a woman is taking care of her own kitchen she is anxious to have the "back entry" as attractive as the front door. On these plans, notice the practical entrances and that there is an entrance from the attached garage to the house. The kitchen, living room and dining area follows the "open" arrangement which gives spaciousness. In both these plans, the bedrooms, bath and excellent closets are planned as a unit.

**THE ATTACHED GARAGE** is now found essential and often replaces the space formerly used for the maids rooms of the house. New days, new ways. We all drive cars and take them into the garage, which if attached to the house means bundles or what-have-you, may be carried under cover.



The garage when a part of the architectural design of the house, as it is fast becoming, leaves an open area for a garden, which again is today being planned in connection with the house. Instead of a house on a lot of a given size, the architect considers the lot as a whole and places house, garage, and garden in it.





Richard Averill Smith, Photographer

The interior which is especially delightful in this house was decorated by T. H. Robsjohn Gibbings.

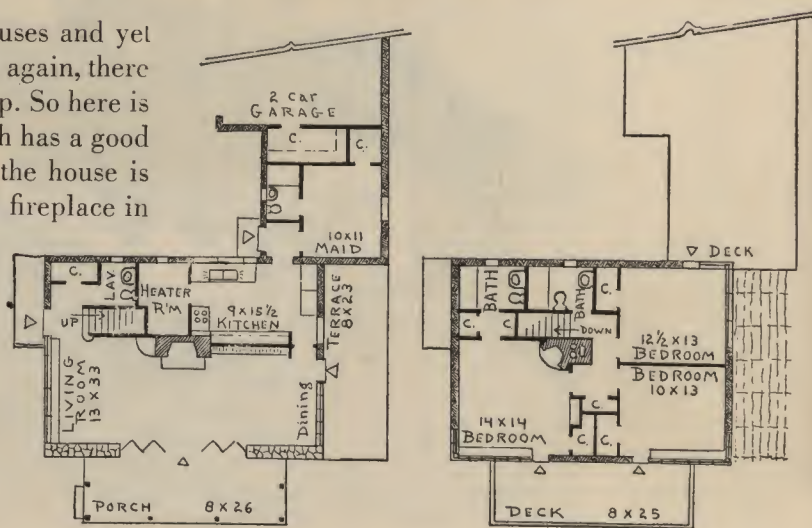
This modern house, situated in New York State is well set in the landscape. Steps lead down the hillside to a swimming pool pleasantly surrounded by trees and outdoor furniture. The interior which is especially delightful in this house was decorated by T. H. Robsjohn Gibbings.



## To Suit Individual Needs

MORRIS SANDERS  
Architect

MANY people prefer two-story houses and yet can not afford an expensive house. And again, there are those who like to build on a hill-top. So here is the modern house to fit this need, which has a good and very simple plan. The length of the house is used for the living-dining room with a fireplace in the center. The kitchen, heater room, and downstairs lavatory are treated as a unit, with the maids room and bath beyond it, with an attached garage as part of this wing. The second floor holds three bedrooms and two baths with the latter placed over the kitchen, for economical plumbing.







Against the white wall colorful draperies and gayly-striped upholstery on sofa and one large chair is combined with plain colored fabric for other slip covers. The furniture is of blond wood of the modern type, and is effective with the polished brown-toned floor.



#### CONSTRUCTION

The foundation, concrete footing. Outside walls, cement block, mortar covered. Inside walls, plaster. Roof, "Barrett" specification roof. Floors, living room, cork laid over cement; upstairs, pine. Insulation, rock-wool. Heating system, forced air, oil burner.



Richard Averill Smith

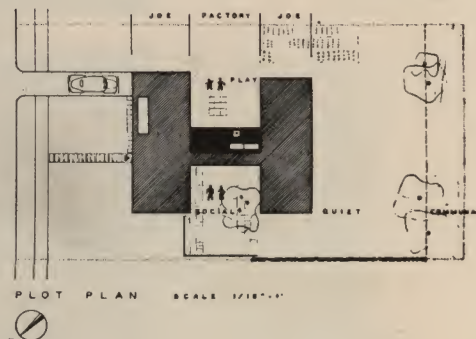
**THE INTERIOR** decorated by T. H. Robsjohn Gibbings, has tremendous charm. The walls are of plaster; the floors of cork laid over cement, and the folding doors across from the fireplace reach from ceiling to floor. The enclosed porch thus becomes part of the room during mild weather. The living room end is centered around the fireplace, the big doors and the stairway. The dining space is at the opposite end of the room near the kitchen.



# The Winning Design of Pencil Points Pittsburgh Architectural Competition

JEAN BODMAN FLETCHER AND NORMAN FLETCHER, *Architects*

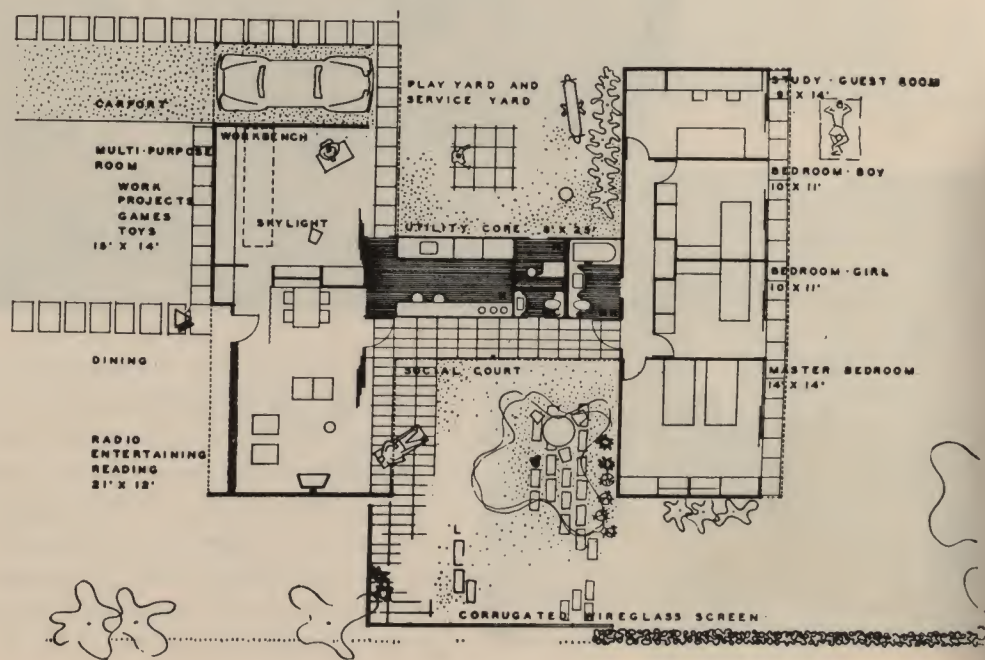
In this National architectural competition which took place early in 1945 over 900 designs were submitted. Here is the winner. It was chosen for the organization of plan: the separation of the living and indoor "work-play" areas, such as the living-dining room, the multi-purpose room, the utility core, and well-placed bedroom wing. As one of the judges expressed it, "the three separate functions of a house—activities, work, and relaxation—are clearly defined and arranged in a practical form."



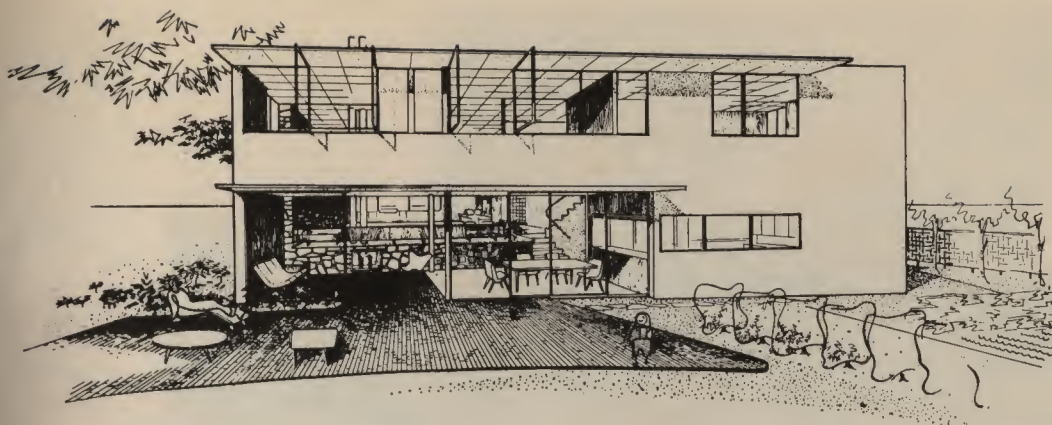
## FOR CALIFORNIA

This house is to be built of wood by "G. I. Joe." He chooses his plan; gets the mechanicore which is 18' x 25'. It holds the kitchen equipment of sink, washer, stove, refrigerator, deep freeze; heater, lavatories, and a complete bathroom. The house may be built of stud construction, or simple plywood panels. The core is attached to the street utilities, the concrete slab is poured, and Joe can start erecting the walls.

This plan is well worth study, if you want to build an economical house. By the way of comment from the jury, in any but a warm climate, the passage-way outside of the utility core should be covered and there should be more storage space.

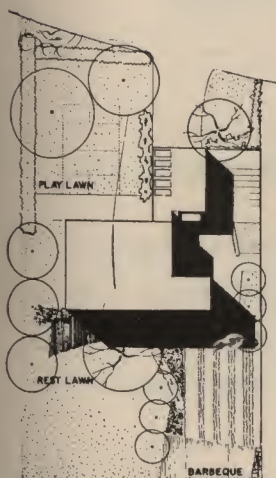






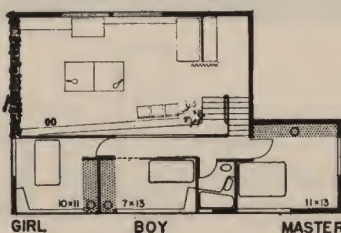
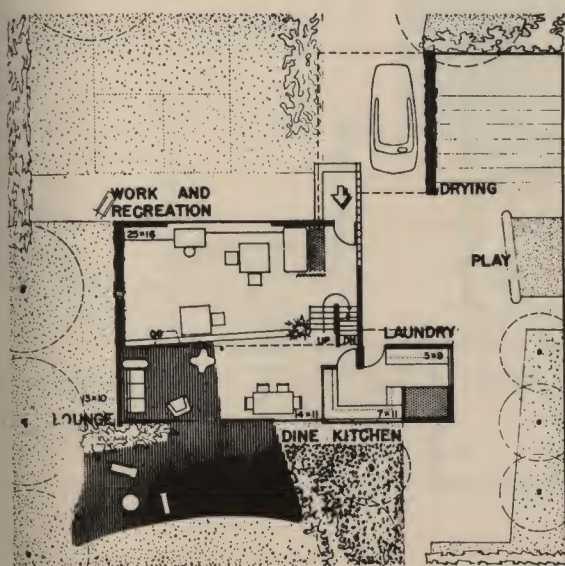
## The Open House

DESIGNED FOR THE CENTRAL EASTERN STATES  
BY OLIVER LUNDQUIST



Special mention was given this house in the Pencil Points Pittsburgh Architectural Competition. It is built on three half-levels, and for a small house has a great sense of spaciousness. It is entered (where the arrow is) at the recreation room which is on a slightly higher level than the lounge and dining room. Note that the lounge opens to the "rest lawn." The three bedrooms and bath are on upper level. The amount of clear glass used gives the house its name, and rather naturally raises the question of the expense of curtaining. It is pointed out that suitable curtains can be made of unbleached sheeting, ticking. Even burlap and cotton sacking are suggested as both practical and inexpensive, as cost ranges from twelve to forty cents a yard. Such fabrics can be dyed and made at home to fit any interior scheme.

The plot plan divides the lot into a play lawn adjoining the recreation room, a drying yard, at the other side of the garage, a rest lawn, and presumably a garden adjoining it. Even a barbecue has been remembered.



It is interesting to notice in most of the modern planning that the plot is as carefully planned for the use of the available space, as the interior of the house. Also, today, architects suggest that placing of furniture to give a maximum of comfort.





Here is a glimpse of the patio through which this attractive house is entered. Though belonging to the desert rather than the Modern school, notice the "open plan" of the room arrangement and the attached garage with space set aside along one side for storage — a point worth following.

Jay Sternberg, Photographer

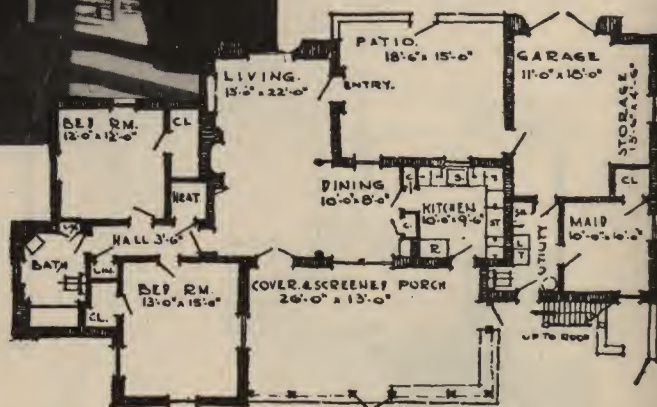


## CHAPTER SIX

### MINIMUM UPKEEP IN ONE-STORY HOUSES

To left is the dining end of main room. Against the plaster walls are the bright colors of Mexican chairs around a sawbuck table with a view of the Catalina Mountains, framed by curtains of yellow and blue-green.

THE cactus garden at the entrance of this attractive house tells of its location in Tucson, Arizona. It is in the prevailing Pueblo style of stucco on adobe brick, with an excellent plan having the bedrooms at one end; the kitchen, utility, maid's room and garage at the other. Interior plaster walls, dark woodwork, red tile floor, lend themselves to minimum upkeep.





# Ranch House of Pueblo Style in Tucson, Arizona

GREVILLE RICKARD  
New York

RICHARD A. MORSE

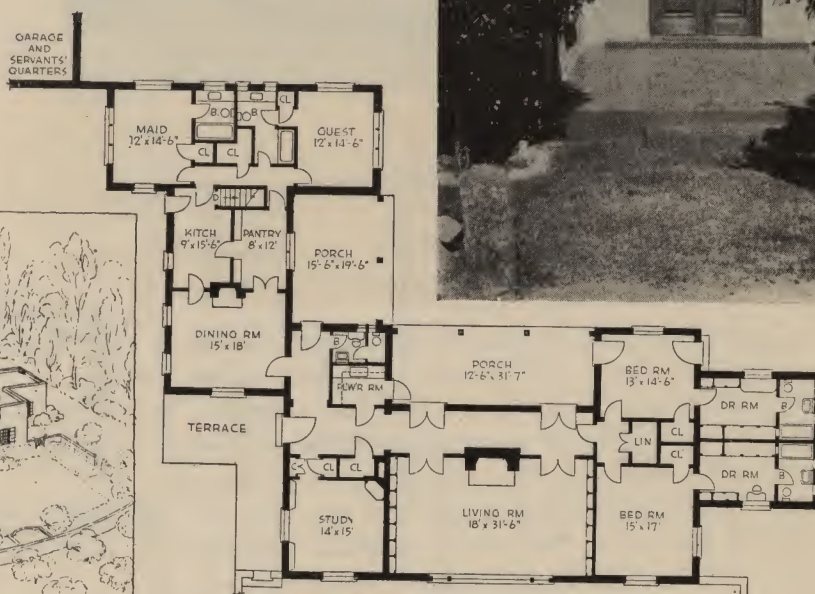
ARTHUR T. BROWN

Tucson

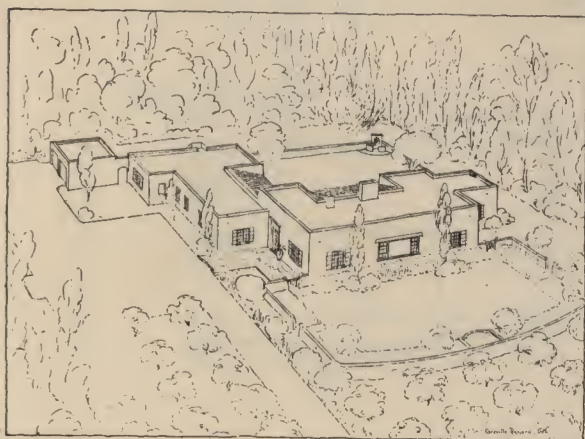
Associate Architects



A clever bit of planning was adding the main section of the house below to what is now the left wing. The new addition followed the Pueblo style, and was built of stucco on brick. The house is now entered at the side from the terrace, and is well planned for comfortable living, as the service portion and dining-room are in the old part with the master bedrooms at the far end of the new addition. Due to an old Venetian chimney piece in the living room, the interior door paneling was given an Italian character; but otherwise the house is of Pueblo style with plaster walls and tile floors.



The big window in the living room—modern in its size—looks out over the orchards of grapefruit trees and lofty eucalyptus to the mountains in the distance.







### MAIDLESS HOUSE

Wide and low, the exterior of this house gives a clue to the convenient interior arrangement. The planting which is always important, is well done, and gives a firm base to the house. Courtesy of Louise Price Bell.



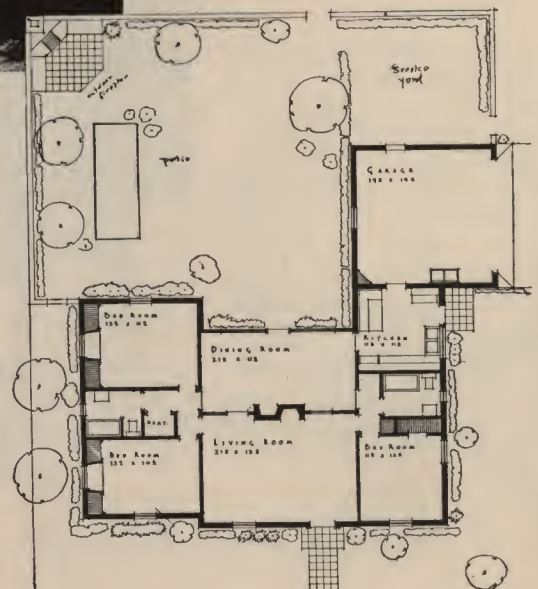
### CONSTRUCTION

A brick house with wide chimney, without cellar, with heater room placed between bedrooms. Extra ventilation is given by louvres below the large windows in the dining room. Shingle roof. Two-car attached garage, with entrance into kitchen. The house is painted off-white with louvred shutters and doors a sunny yellow.

## Suitable for California and Southwest

RICHARD A. MORSE AND ARTHUR BROWN, *Architects*

Here again are small one-story houses, which if well built originally, have a minimum of upkeep. The slightly pitched roof, central chimney and irregular low mass of the house, has attractive proportions. The patio garden seen through large windows from the interior has a brick terrace, and at the right, a small pool for juvenile swimming. The plan is simple, direct and economical to build, having three bedrooms and two baths, heater room, and a compact square kitchen.





Leading out from the glassed-in porch is the patio at the back, surrounded by a five-foot wall, which is a feature of the house. For Southwesterners patios are outdoor living rooms, where favorite blooms are grown and much time is spent. Courtesy of Louise Price Bell.

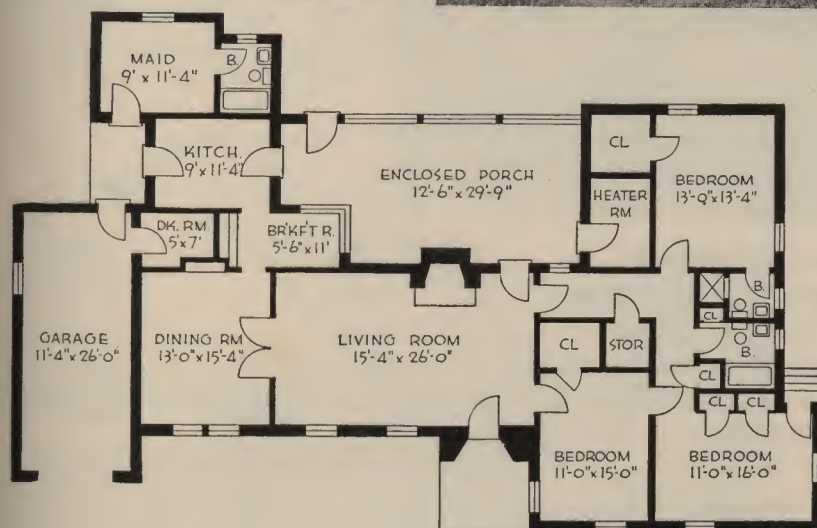


Photographs by A. Buehman



#### CONSTRUCTION

Built of brick, stuccoed in white, with roof of terra cotta tile, is this long low house, which is rather typical of the Southwestern district in and around Tucson. The enclosed porch is an overflow living room, the one-car attached garage is at the left, with a circular driveway from it which swings to the front of the main entrance. Three bedrooms and two baths at right, maid's bedroom and bath at left, back. Courtesy of Louise Price Bell.

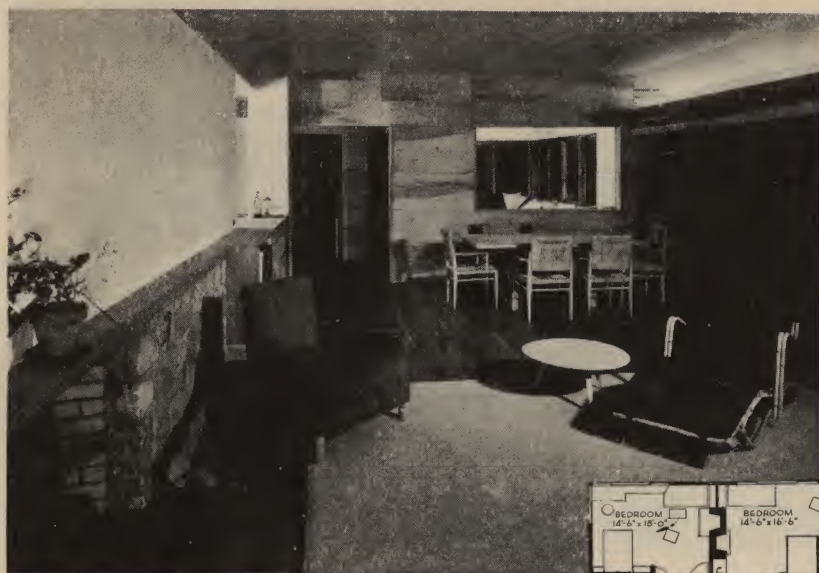


### White Stucco Red Tile Roof

A. C. HOW, BAILEY & McCOY  
Architects

A somewhat larger one-story house of low rambling character, which is especially good in plan and has excellent storage arrangement. Note the sunny breakfast room and the "dark room" for the lover of photography, entered through the garage.





## CHAPTER SEVEN

### VACATION HOUSES

#### *House by the Sea*

ANTONIN RAYMOND  
*Architect*

Here is a fascinating house by one of our great modernists, which fits the site and the leisurely summer life, for which it was planned. It is built of wood, with the chimney and sea-wall of native stone, with the interior of plaster and wood. One large dual-purpose room, with a terrace overlooking the sea is the feature of the house, with three comfortable master bedrooms and baths and a service wing and garage facing inland.





A terrace from the living room looks out over the sea—the occupant, monarch of all he surveys. Below it is a view of the living room showing an open fire for chilly days, built-in furniture, and large windows. Another view on the opposite page shows the dining end of the room, and the door leading to the hall and kitchen.



## CONSTRUCTION

Footings: poured concrete. Foundation Walls: concrete block and stone. Walls above Foundation: 2 x 4 stud construction. Floors: wood joist construction. Lower Terrace and Vestibule: flagstone. Upper Terrace: 2 x 8" planks. Wall Insulation: Rock wool; quilt insulation for sound-proofing partitions. Waterproofing: asphalt pargeing. Exterior: cedar shingles. Interior Walls: plaster and gum plywood in main bedrooms; gum plywood service. Floors: oak in main rooms; linoleum in service rooms. Ceilings: gum plywood. Roofing: cedar shingles and copper flashing. Windows: horizontal sliding glass windows with sliding insect screens and sliding weldwood shutters. Doors: flush plywood panel doors. Heating: steam; oil-fired furnace; below floor radiator in living room along window wall; regular radiators elsewhere. Plumbing: vitreous china fixtures; copper and cast-iron pipe.



Photographs by Rodney McCay Morgan.



Large windows, well screened, with storm shutters for the winter, heating and plumbing are all a part of the fine building of a sturdy character which makes this house noteworthy. Yet it has a certain rustic quality which is in keeping with its site on the sand dunes of Montauk Point on Long Island, New York.

In the service wing there is a modern kitchen, laundry, bedroom and bath for a maid, with a solid wall separating these service rooms from a den having a large window looking over the dunes. Note also, that most important space in a house to be closed part of the year—a storage room, with entrance to the attached garage.





B. M. Glenn, Photographer

## For Year-Round Use Or Seasonal Period

MARIO BIANCULLI  
Architect

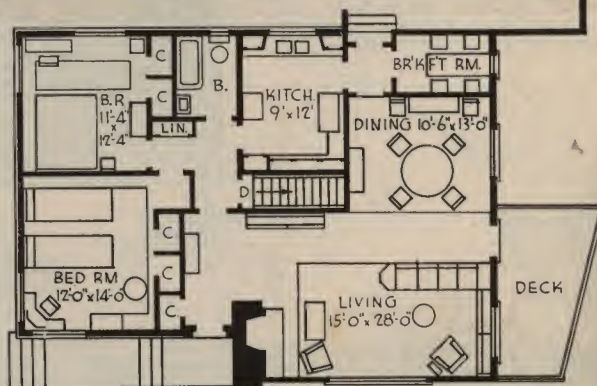
THE owners of this house, Mr. Bianculli, the architect, and his wife, Katherine Potts Bianculli, who was the decorator, were determined to have a site with trees, privacy, a view of the beautiful East Tennessee Mountains — and accessibility to the city. They found it one fine day, a mile from the city on a wooded slope. Plans were made in the modern manner to fit the site. All of the main rooms are one level. As you enter, you find a fine combination living-dining room opening to the sun deck on upper level. A foyer leads to the breakfast room on the right, kitchen on the left, and a few steps down to the garage. Two bedrooms, bath and spacious closets speak for themselves. The stairway leads to a studio-working room, opening on flagstone porch leading to the garden.

### CONSTRUCTION OUTLINE

Ground floor: brick wall and concrete floor. Main floor: bevelled siding or batten and board; ceilings, plaster. Roofing: composition. Insulation: Rockwell. Windows: residence steel casements. Wall covering: plaster, three coats on plaster board. Plumbing: water pipes of copper; soil pipe, cast-iron. Standard equipment in kitchen and bathroom. Wiring system: BX. Heating: forced warm air; winter conditioning. Heating and Storage Space is placed on ground floor.

### DECORATING

The main interior is given spaciousness by the gray-buff side walls, with a vivid hydrangea wallpaper at the ends; beige and dubonnet rugs, chartreuse draperies and brown upholstery. Much of the furniture, of yellow poplar, was designed and made by the owners.



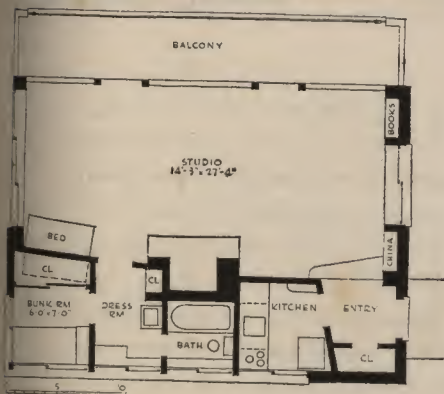


# A Hillside House in Atlanta, Georgia

RICHARD AECK, Architect



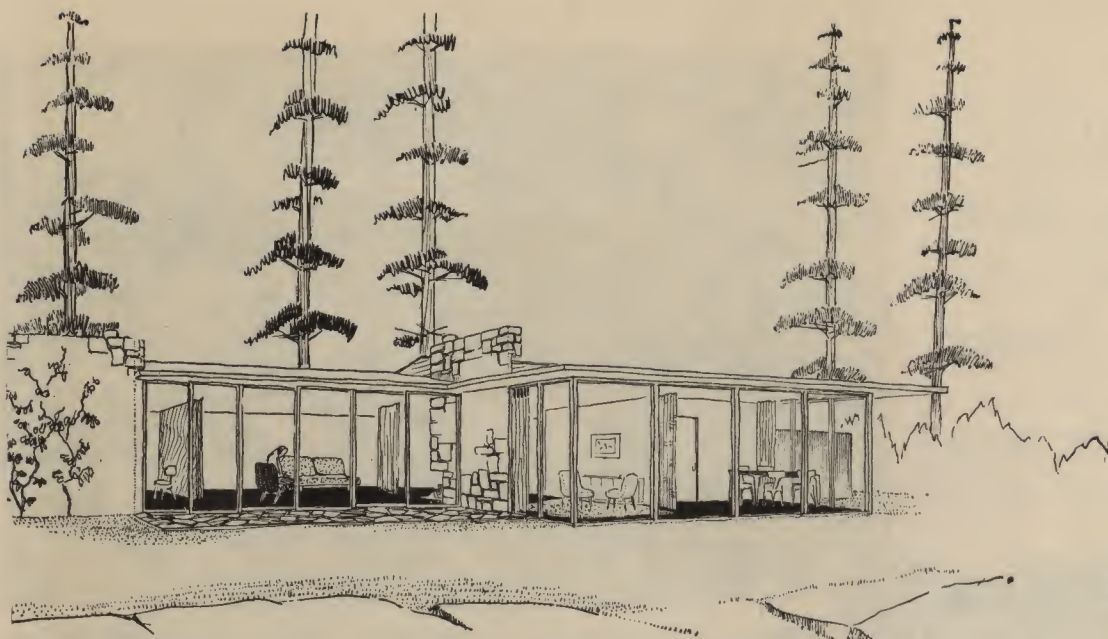
Rodney McCay Morgan, Photographer



This plan seems to say—have space where you want it and need it most. The architect-owner made a very charming wood paneled interior with a big fireplace in the center of the studio.

This house of brick and wood, is built around the big studio room shown above. The plan is extremely simple and made to suit the site, and the individual needs of the owner. Built-in beds and dressers take minimum space (one bed opening into living room), while modern bathroom and kitchen give maximum comfort. China and books fit quite properly into the studio walls. Large windows and adequate screens make this almost outdoor living room. This house is built in Georgia, where a garage is not essential, but the same plan would make a most successful vacation house further north, as there is adequate space for a car, game room and heating facilities (if wanted) on the ground level.



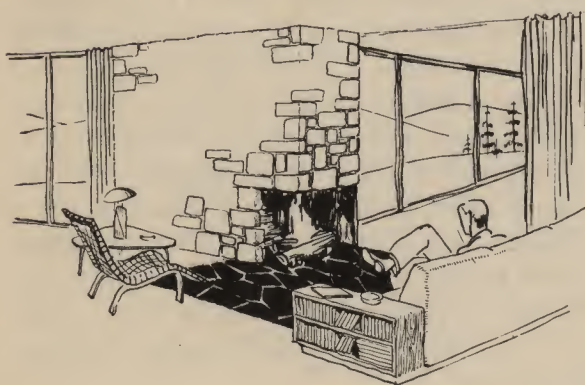
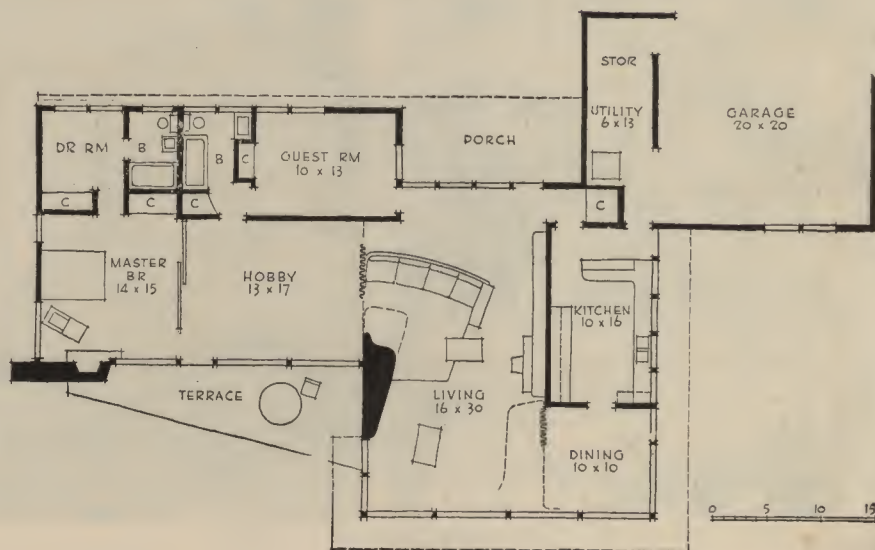


PLANNED  
FOR  
NEW HAMPSHIRE

Note the two bathrooms,  
dressing room, kitchen, utility,  
and the two-car garage  
opening into the house.

*Space May Be  
Used as  
Four Rooms  
or One*

PLAN — TECH ASSOCIATES  
Architects



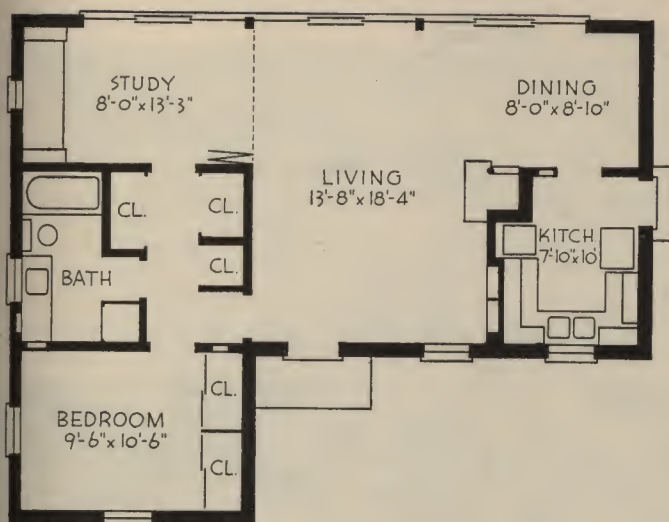
Here is something different and practical for a vacation house, or a year-round house for that matter. The appearance is modern with overhanging roof, and the plan a particularly flexible one. The exterior walls are of vertical wood siding, the two fireplace walls of fieldstone, with glass walls set in steel frames. Type of floor would depend on location. A large section of the house, dining, living, hobby and master bedroom can all be thrown together, should an open space be desired for a party. Or due to the new type of sliding, or accordion doors, each may be a separate room.





#### IN SUNNY CALIFORNIA

The house is brick veneer on frame construction, painted white, with shingle roof. The door is white but the shutters are dark green. The irregular lines of the house fit pleasantly into the semi-tropical setting of green. Courtesy of Louise Price Ball.



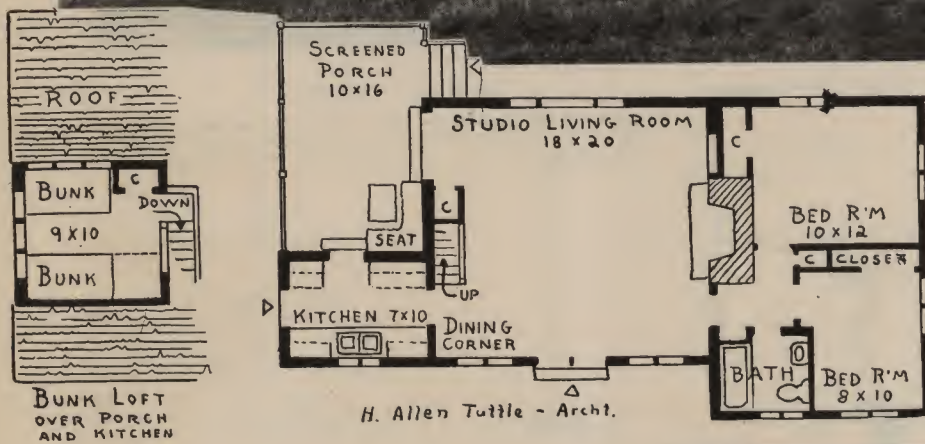
### *For Simplified Living*

RICHARD A. MORSE, ARTHUR T. BROWN  
*Architects*

Here is a house which would be suitable for any climate, with a proper heating or cooling system. A young couple would like its convenience, as the "study" could be a nursery; and an elderly couple whose children are married would find it large enough and yet easy to care for. It, again, is one of the one-story houses which require a minimum of upkeep. The addition of an attached garage could be placed from the end wall of the dining room; and possibly in a cold climate, a fireplace and an enclosed entrance would be needed.

A built-in bed in the study makes it a convertible room, and you will notice a pull-out of an attached garage could be placed from the end wall of the dining room; and possibly in door is indicated between it and the living room. The dining space, however, is a corner of the living room. As in many such houses the living area is at the back where large windows open into a garden. This places the bedroom and the kitchen at the front, which is frequently wise. Note the arrangement of the kitchen and the ample closets.





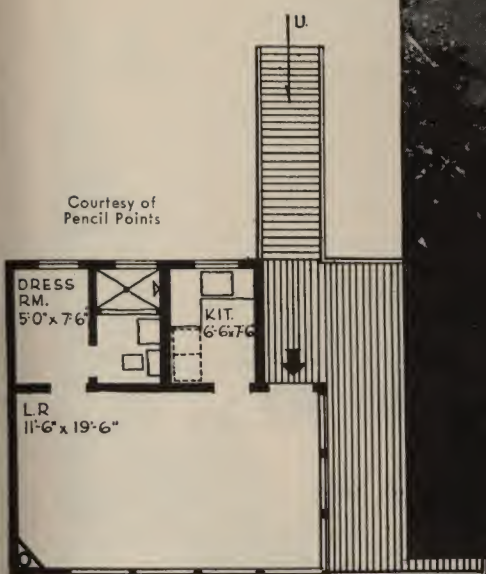
*Modern Plan  
with  
Traditional  
Exterior*  
H. ALLEN TUTTLE  
Architect

Here is what most of us think of as a real vacation house. The exterior is of shingles which may be painted or stained as desired. The chimney which is in the center of the house, is of fieldstone. The interior which speaks very charmingly for itself, has the fireplace end paneled in knotted pine, with an effective cupboard to one side.

**THE MODERN PLAN** is shown in the spaciousness of the living room and the large window facing the view. Kitchens grow more compact and again we find the dining table placed in a convenient corner. Note bedrooms and bath.







## *Vacation Cottage*

WURSTER AND BERNARDI  
*Architects*

Roger Slurtevant, Photographer

In a charming little article written by Mr. Wurster, he says this cottage might be named "Freedom From Care." While it was in fact built for year-round occupancy, it may well play a double role. It eliminates non-essentials and provides for comfortable living for one, possibly two people. The walls are standard frame construction finished outside with redwood siding; inside, with fir plywood. Due to land slope, there is a fullheight basement used as garage. Note large windows. The plan above shows maximum comfort possible in small space.





**CHAPTER NINE**

**CONTEMPORARY HOUSES**

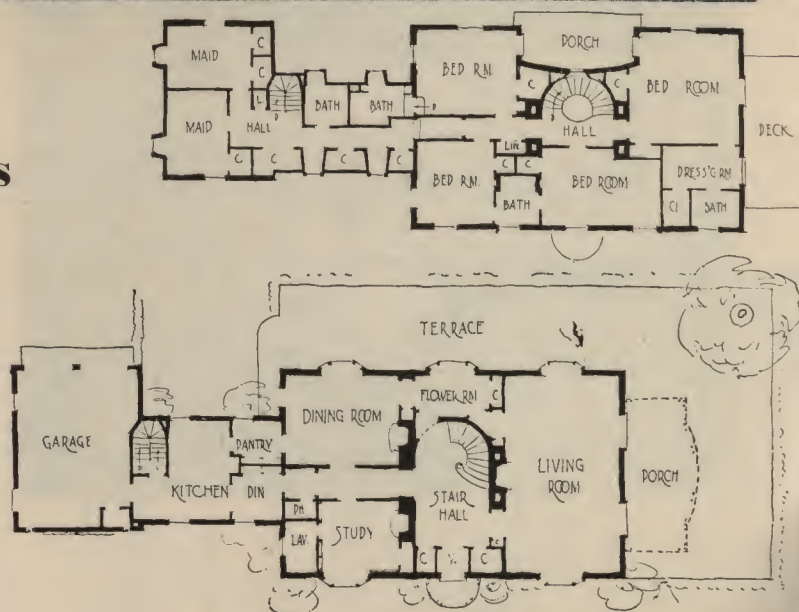
**WITH**

**TRADITIONAL**

**ARCHITECTURAL**

**FEELING**

GREVILLE RICKARD  
*Architect*



The vast majority of our houses in America show the influence of the English Georgian type of the 18th Century. This was the inspiration for our Colonial houses, a style which varied in size and formality in different sections of the country.

Today new interpretations are being made, which are generally spoken of as Contemporary Architecture. The house shown here is late Georgian in type, with a flavor of Regency shown in the use of the scallops and delightful iron work. The hooded entrance above, the second floor balcony at the back of the house shown on the opposite page, and the porch at the



The back view of the house and terrace shows the detail of the French window, slightly bowed; the texture of the white-washed brick, and the charm and delicacy of the second story iron balcony of Regency feeling—It, like the upstairs shutters, is painted black, which is most effective against the white house.

This general view of the back of the house with the central chimney so generally used in Connecticut houses is as well balanced as the front. The garage attached to the service faces to the back, but is screened from the terrace by a hedge. This terrace, by the way, has two exposures as it continues to the side when the iron porch gives cover.



Gottscho and Schleisner, Photographers



#### CONSTRUCTION

Brick veneer on frame construction, white-washed. Roof of gray slate with variations in thickness and shades. Heating system, enforced hot air for principal rooms of the house. Radiators for service section. Cooling for certain rooms in summer. Sound-absorbing plaster in dining room.



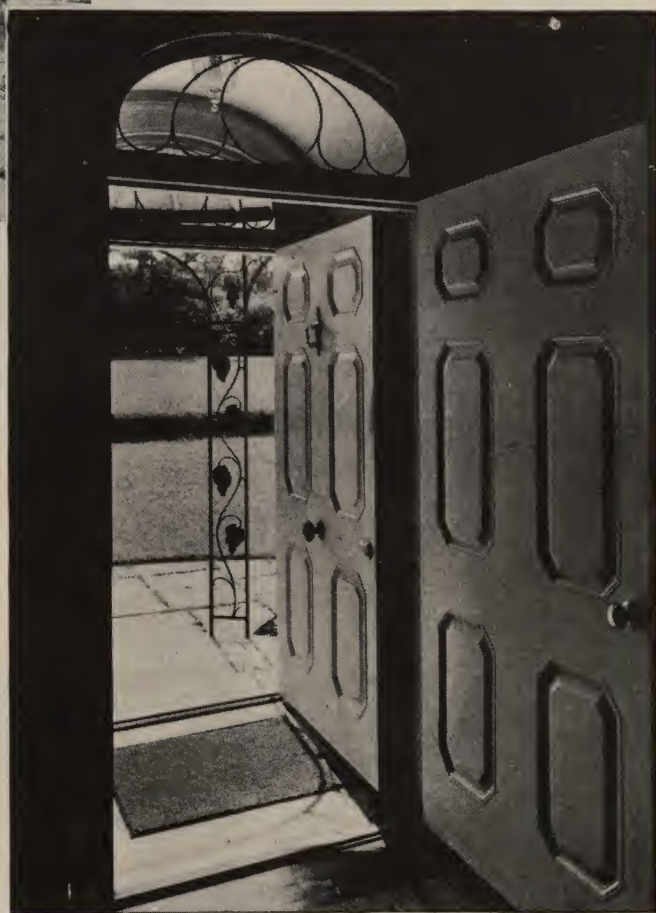


Details of fine building are shown in the cornice at the roof line, the brick detail, and the quoins at the four corners of the house and garage. The pitch of the gable roof of the house itself, and of the garage, are points which make up the fine proportions. In building it is important to have an accurate "perspective" made which will give you these details.

Here is the hooded entrance with delicate iron supports, following a late Georgian or Regency style, which is much in vogue now. The character of the interior detail is well shown by the doors and fanlights in the photograph below. The outer door is that to a small vestibule, the second to the house itself. Note the knocker and brass door-knob placed in the center in English fashion.

side of the house shown in the sketch are indicative of the period and are well suited to our larger country houses.

It is also the long low lines, and the good organization of plan to suit our manner of living which is especially noteworthy. In houses of fair size, there is not the need of dual purpose rooms that there is in the small house. So here we see a stair-hall with room at right and left, with bay windows of medium size, a good service plan, with an attached garage opening into the kitchen. The four master bedrooms and three baths are well separated from the service rooms, which are over the garage. This makes for pleasant living. In such a house closets are well arranged, interior detail is well executed.



Gottscho & Schleisner, Photographers



## Lighting

Lighting does not belong to any one period. The new principles of lighting can be used in houses showing traditional architecture just as well as they can be used in houses of modern design. This is also true of large windows, of double-glazing, of modern building materials — seen as well as unseen — such as insulation, and of forced hot-air heating, zoned and controlled with a thermostat. Here is a concrete example.

**FLUORESCENT TUBES CONCEALED** in a wood cornice or in a plaster cove may light a room in a house of the Georgian style shown on preceding pages just as charmingly as it lights the modern living room illustrated to the right. The wooden cornice is at the top of the photograph. The tubular bulbs are behind it and throw light to the ceiling giving general illumination.

Reflected in the mirror is a sectional sofa, back of which is a fluorescent lighted ledge (which covers the tubes) and throws light on the walls. If you are building, ask the architect and the lighting engineer to show you what you can do in your house. The new developments of building

Fluorescent lighting in the "Home of Vision," John Wanomaker, lighted by Westinghouse.



are not confined to any one type of architecture. For this reason, I bring the point up at this place in the book when traditional architecture is being shown.

In the foyer to left a "sunlight" quality has been achieved by lighting experts through the fluorescent tubes concealed behind the cornice. No matter how simple your house is to be, use "modern" lighting whether it is fluorescent, or incandescent bulbs or tubes — direct or indirect — light for cornices, for closets, and for fixtures of all kinds.



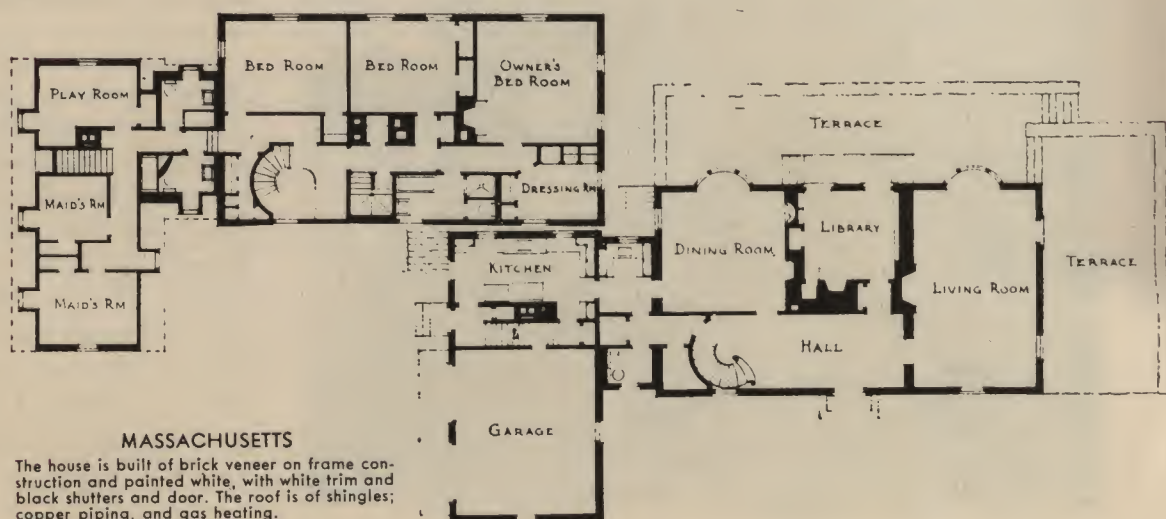




*Well  
Planned  
and  
Finely  
Built*

PERRY, SHAW  
AND  
HEPBURN  
*Architects*

This house, built in the vicinity of Boston, has a substantial quality, as well as good architectural character. The plan is different from others shown, in that the hall is differently placed and the stairs are to the side instead of in the center of the house. The living room has three exposures with a bay-window on the back terrace and a French door to the side terrace. A single chimney has three flues for open fireplaces in the living room, library, and owner's bedroom. The kitchen and pantry and garage are in a separate wing, which is always a good arrangement in a good-sized house.



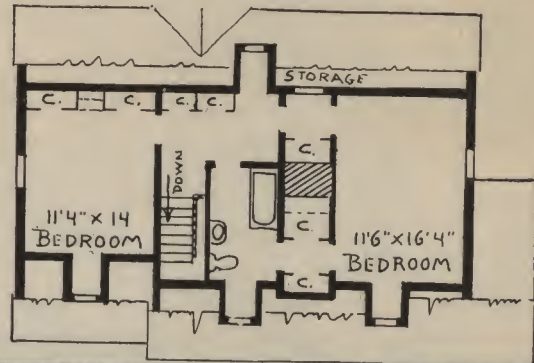
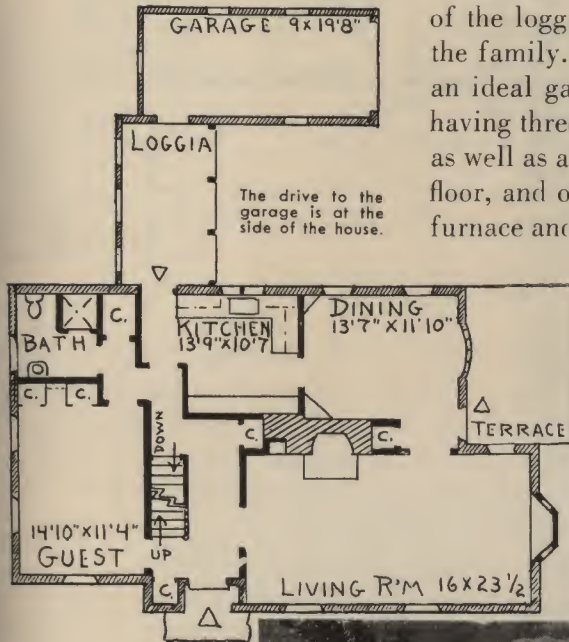


## DOWNSTAIRS BEDROOM AND BATH

WALTER CRABTREE, JR., *Architect*

Many people want a bedroom, or guest room and bath on the first floor. Such a room is sometimes required for an elderly member of the family who cannot take stairs, or for a semi-invalid. Whatever the condition may be, here is an excellent plan for a small house with a bedroom having two exposures, and with the bath room adjoining it. A tub instead of a shower could be put in the bathroom by omitting the closet if it was so wished. Or again, a couple might wish to use the downstairs bedroom themselves and put maids on the second floor.

The plan lends itself to a "maidless house" however, as the placing of the loggia between the kitchen and the garage suggests its use for the family. The space between the loggia and the terrace would make an ideal garden. The rooms are a comfortable size; the living room having three exposures, and a fireplace with a closet on each side of it, as well as a place for wood. There are also ample closets on the second floor, and others could be built by the dormer window if wished. The furnace and laundry and deep freezer could be placed in the basement.



### CONSTRUCTION

Brick facing on frame construction combined with clapboard for second story. Roof of shingles. House is painted white with dark-colored shutters. In many such houses a smart color scheme is to use colored shingles of brown, deep blue, or green and have the trim and shutters match the roof.

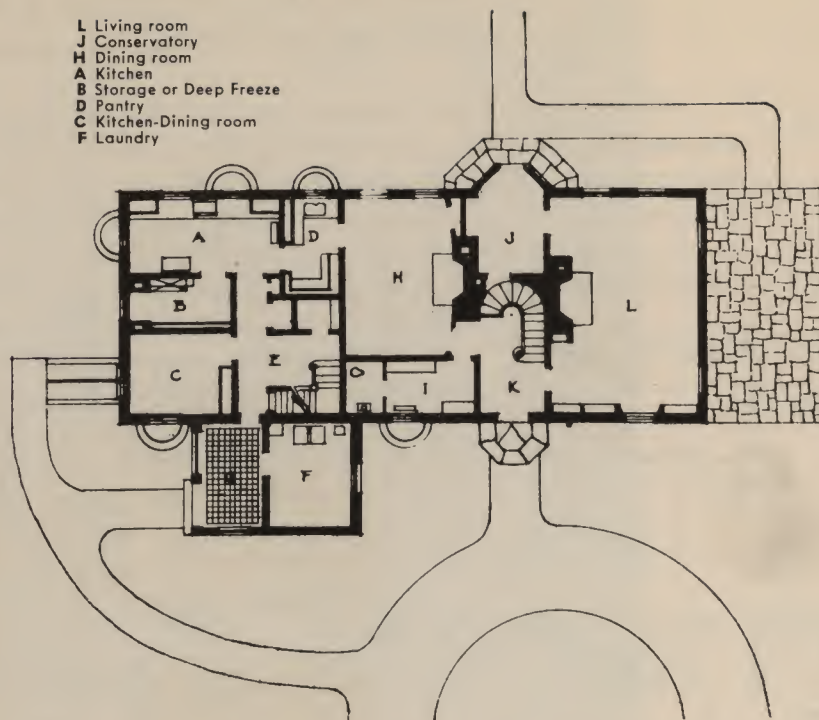
Richard Averill Smith, Photographer



## For Country or Suburb

PERRY, SHAW AND  
HEPBURN, *Architects*

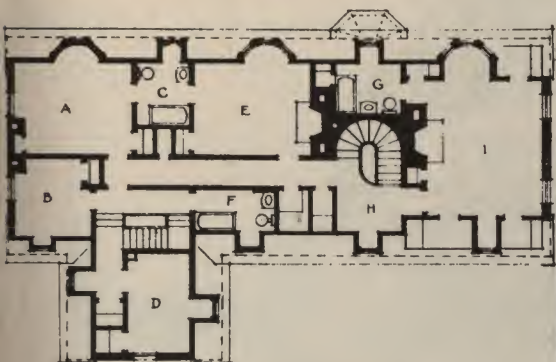
The deep pitched roof, the circular staircase, the flower room with a southern exposure, and the open fireplace in both living room and dining room are distinguishing features of this house. It is of our time — contemporary architecture — with space used to suit the requirements of those wishing master rooms of pleasant size, with an ample service wing for kitchen, pantry, and laundry as well





as maids rooms above. It is recommended that a laundry be placed on the first floor instead of a basement, especially in a house in the country where laundry work is more likely to be done at home.

Three master bedrooms and two baths is the usual number required, their size depending on the size of the house. In this book it is the plan of the house which is being stressed rather than the size. The latter can easily be given you by your architect when you tell him what size



I Master's Bedroom  
G Master's Bath room No. 1  
E Guest room  
C Guest Bath room No. 2

A Guest Room  
B Maid's room  
D Maid's room  
F Maid's Bath room No. 3

rooms you want. Or, where the dimensions of the rooms are given here, multiply one figure by the other to get the cubic contents.

A house designed in this manner could be built of brick painted or of wood framing with stucco exterior finish, or of wood siding. The roof line gives it an informal air besides serving a practical purpose — to shed snow—as the house is in Westwood, Massachusetts. The walls of the interior are of plaster, finished in a soft cream color. Note the good trim, the mantel, and the circular door opening to give height to the rooms.



This house is typical of the atmosphere of many an attractive house in Massachusetts. The deep pitched roof has a suggestion of Normandy — as have the plaster finished walls. Yet the Colonial furniture, the grandfather's clock, and nice pictures give it a home-like, dignified feeling which marks our American homes.





Photographs Courtesy of Previews, Incorporated

## *Our Connecticut Colonial Type*

Just as the original Colonial cottages were built for comfort to suit the needs of our early settlers, and the locality in which they were situated, so today, houses inspired by this type are better built, have a greater spaciousness, better plan, and the modern equipment which today's living demands. To speak first of the architectural lines: The Connecticut valley produced houses of a definite type with the slight overhang of the second floor which was the outgrowth of the Dutch Colonial of "New Amsterdam," later New York. As in the house above, the lines were simple, long, and low. They lend themselves to good, economical building. The pitch of the roof, necessary where there is much snow, gives rooms in the gable ends and ample attic storage space, which with ingenuity can be made very useful.

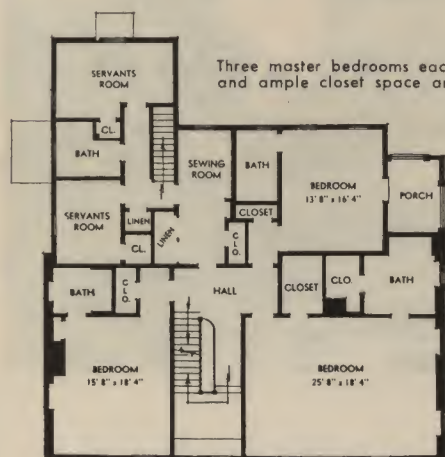
**BETTER BUILDING METHODS, BETTER BUILDING MATERIALS** are available today than ever before. Just as you must be sure of your architect's ability, so you must pick a reliable and first-class builder. Look for what is new in materials, of course, but as a rule you will find that materials which time has tested and proved good are what you want. But with them, can be used insulation, heating, and air-conditioning, and up-to-date wiring, which are developments of the last few years.

See that you have the best you can afford, whether you are buying a ready-built house or are planning and building a house for yourself.



**LIGHTING AND WIRING** in a house such as is illustrated may be up to date. To begin with, have enough wiring capacity. Next have plenty of outlets; double outlets are recommended for all rooms but are a "must" for working spaces in kitchen, laundry, etc. Don't overlook the special outlets needed for a home freezer, ventilating fan, etc. Many houses today have plug-in strips, two-way switches, and master switches in a number of places in the house. In other words, with two-way switches, light your way up the stairs. With a master switch, light certain rooms in the house as you enter the vestibule or front door. Or from a bedroom, turn on outside lights. The use of decorative lighting for cove, cornice, etc., was discussed briefly on page 73. Again the point I make is, put the newest scientific developments of building into houses of traditional architecture such as this.

The plan is excellent, both for the master rooms, as well as arrangement of the service wing which is shut off by a door.



SECOND FLOOR

Three master bedrooms each with its own bath room and ample closet space are a feature of this plan.



FIRST FLOOR

The living room to right has the fireplace paneled in pine with built-in bookcase on each side. Convenient cupboards are below the shelves.



## CONSTRUCTION

Natural shingle exterior on wood framing, deep pitched roof. Basement, modern equipment, and many built-in features in closets. Laundry is on the first floor. Terrace at side and back. An attached garage could be placed beyond back porch against wall of laundry.





## *Distinctive Small House of Stone and Wood Siding*

EDWARD G. WALLACE, *Architect*



Good proportions and good architectural detail give this small house distinction. This is what you want to find in any house you buy ready-built and what your architect should give you, if you are building. Details are important. Consider the door for instance. The fanlight, the beading at the top of frame, and the plain capitals are good Colonial design. The full length shutter to match those on the windows give an accent to the doorway and add color. Another good point is the iron railing which makes a unit of the doorway and repeats the black of the lanterns which are the old carriage type now wired for light.



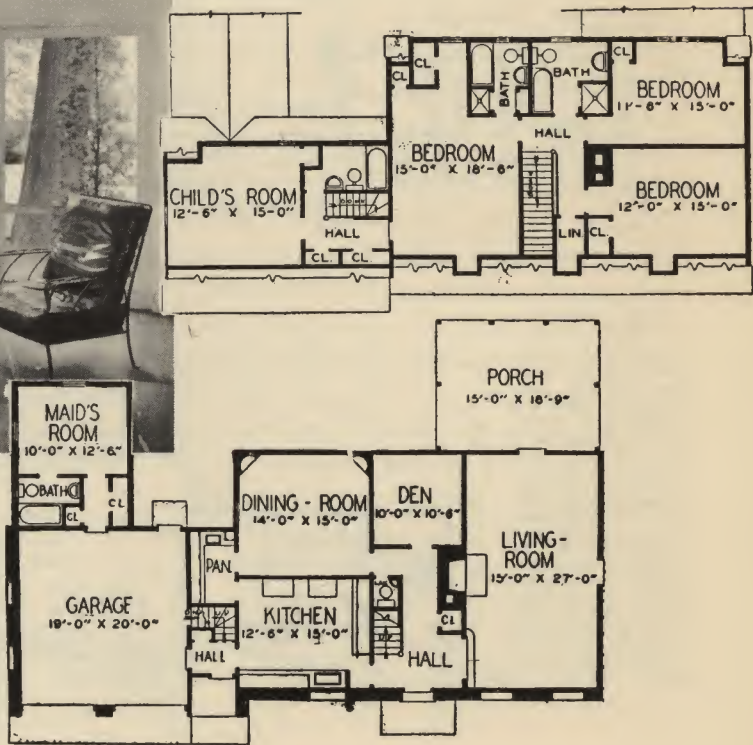
**FIVE BEDROOMS AND FOUR BATHS** make this an especially good plan, modern in the sense of fitting today's ideas.

**IF WISHED TO USE THE "OPEN PLAN"** on the first floor of a house of this style—and why not?—the dining room, den, and living room could be made one by replacing the walls with accordian doors; but alas, where would the books go shown in the cozy room to right? The service entry adjoins the garage which is a good idea, and the maid's room and bath is beyond it.

The maid's room and bath are on the first floor, you will see. The rooms on the second floor are well arranged for family living. Note that the "child's room" is reached by a separate stairs (for later on) and also adjoins the master bedroom. The screened porch makes an excellent extra room for summer, while the terrace to right of house is protected by a wall of stone. Should another wing be wanted, it could be added here, and because of the lower level, need not cut off light from bedroom windows.



Richard Averill Smith, Photographer





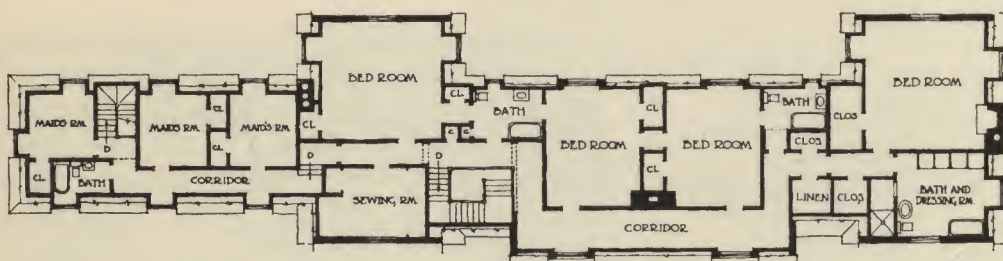


## In The French Provincial Feeling

GREVILLE RICKARD  
Architect

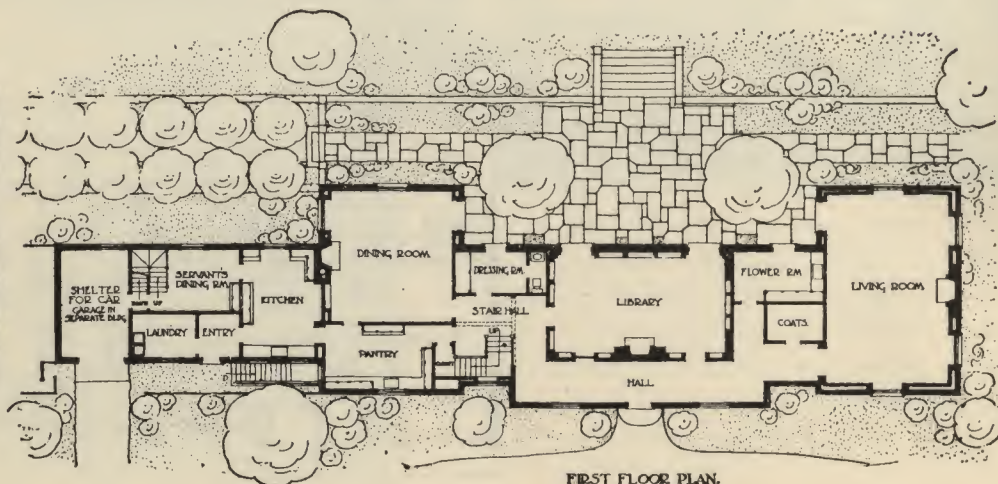
Courtesy of Previews Incorporated

HERE is a country house inspired by the style of the small manor houses of France which fit charmingly into our American setting. It is shown here for two reasons: it is a type



### UP-TO-DATE

The building, like the arrangement, is of the best. The house which is of brick and cut fieldstone consists of two stories and a fine concrete basement, having a furnace room, and partitioned storage. The roof is of variegated antique tile and lends color to the white building. Besides the attached one-car garage there is a combined garage and stable with an apartment over it for groom and chauffeur.



FIRST FLOOR PLAN.

SCALE  
0 5 10 15 20



## IN NEW JERSEY

On the opposite page is the library, showing the pleasant atmosphere of the wood paneled room and the French doors opening to the terrace. Note good arrangement of furniture.



Rodney McCay Morgan, Photographer

This enchanting picture shows the broad terrace, the French character of the dormer window, French doors, and fine stone work; and last but not least a Madonna set in the wall framed by vines.



Samuel Gottscho, Photographer

which is always interesting, as it has an informal picturesque quality which is generally liked, and because the plan of the interior is different from anything shown. The hall runs lengthwise instead of crosswise in the structure, with the main rooms facing a terrace which is usually to the South, giving the end rooms three exposures. The same idea may be used in a much smaller house with good results. It gives cross ventilation and, as here, gives space for small rooms such as the flower room and dressing room. Sometimes in a plan of this character the dining room is the width of the house with the pantry beyond it, but this is a more economical arrangement of space. Both living room and library, the latter paneled and shown on the opposite page, have fireplaces, while the dining room has French windows opening on the paved terrace. The plan gives four bedrooms and ample closets upstairs with three baths, with a room for sewing or for a nurse. The service wing is closed off by a door and of course has its own back stairs and bathroom.





Philip B. Wallace, Photographer

#### NEAR PHILADELPHIA

The setting of the house is particularly lovely, due not only to the fine old trees at the back of the house, but also to a rushing brook (shown in foreground of photograph to left) which comes from a pool and flows into another beyond the garage, where it turns a water wheel. The terrace and lawn make an ideal summer lounging spot.

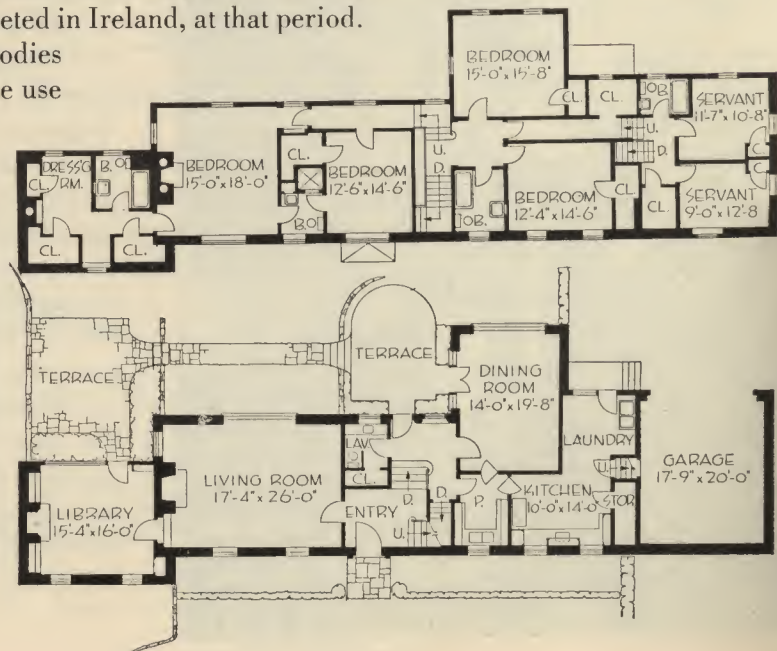
## Here is The House Shown on The Cover

WALTER K. DURHAM, *Architect*

Above is the back view of the long, low, dignified, and yet friendly house shown on the front cover. It is chosen as an example of some of our best American design and building. The inspiration for it, as I said on page six in discussing the entrance, is 18th Century Georgian as it was interpreted in Ireland, at that period. This house, built just before the war, embodies the newer thoughts in arrangement and the use of large windows facing South, two points now being stressed for post-war building.

#### CONSTRUCTION

The house is of rough dashed plaster on stone with an excellent heating plant and space for storage in the finished basement. In addition, there are storage closets in the attic. The roof is of extra heavy butt shingles, which are doubled for four courses above the eaves. An interesting note is the wooden gutters which are incorporated in the wooden cornice. Windows, because of their size and to give character, have larger muntins. In place of shutters clipped ivory is used in the delightful way shown which gives great individuality to the house. The rough plaster is off-white and the wood trim a gray-green.





**CHAPTER NINE**

**PENNSYLVANIA,**

**MID-SOUTH,**

**AND**

**FLORIDA TYPES**

An intriguing bit of building shown in the photograph to right is the back of the garage as seen from the front of the house—an individual building unit which has great charm. The mantel piece in the library shown below is the frame of an old French Armoire, the small drawers from it, just visible on each side of the mantel, now do duty as desk drawers.



The plan is good. The living room and library both have two exposures with large groups of windows. The library windows are hidden by the trees in the back view of the house, opposite page, but you do see the living



room and dining room windows and the door from the entrance hall to the terrace. This gives the outdoor living a very attractive setting. You will notice in the plan the slight change of levels, the powder room, and the excellent arrangement of pantry, kitchen and laundry which opens into the garage. Note the storage for deep freeze off kitchen. The four master bedrooms each have their own bath as the "closet" shown on plan was turned into a bath before the house was completed. The dressing room and bath, extreme left of plan was thrown into one room, and is shown on page 36.





*Pennsylvania  
Farmhouse  
Remodeled  
as  
Country  
Residence*

CHARLES TALLEY  
*Architect*

This house, which as the plans show, now has every modern luxury is the house of the owner of 112 acres of farmland situated in rolling country just outside of Philadelphia. In addition to the house there are large barns, a stable, and a small dairy. The land is producing the feed and like many another place is almost self-sufficient. The entrance with its whitewashed fence and a tall lantern with the name plate, is shown on page 25.

Courtesy of Previews Incorporated

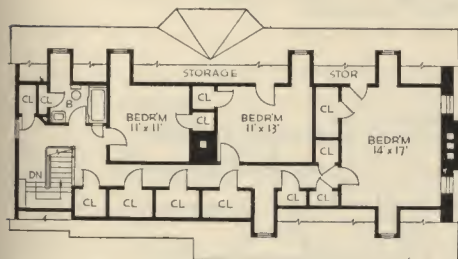
PENNSYLVANIA is noted for its attractive houses of Colonial type which are built of field stone. Their proportions are good and many an old house both near the cities and in the farming districts of the country will have a fine old doorway such as the one illustrated above. The windows will show double sash with six to eight panes of glass with delicate muntins. As a rule the shutters are paneled in the fashion seen above with an ornamental catch to hold them in place when open, and an iron bolt to hold them closed. The old farmhouse above, built in 1774 was demolished and a replica built in 1942, retaining the charm of antiquity but incorporating modern building practices and improvements. As the plans show, it consists of three stories with an excellent basement, having a recreation room with fireplace, as well as the necessary storage and boiler room for heating equipment.



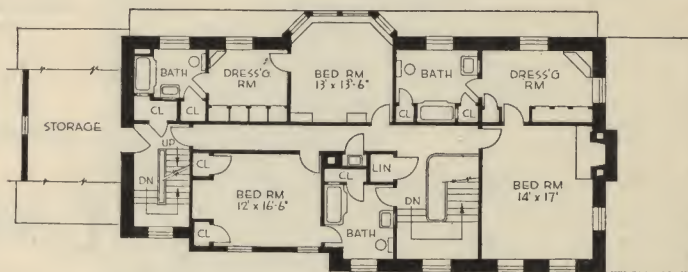


Philip B. Wallace, Photographer

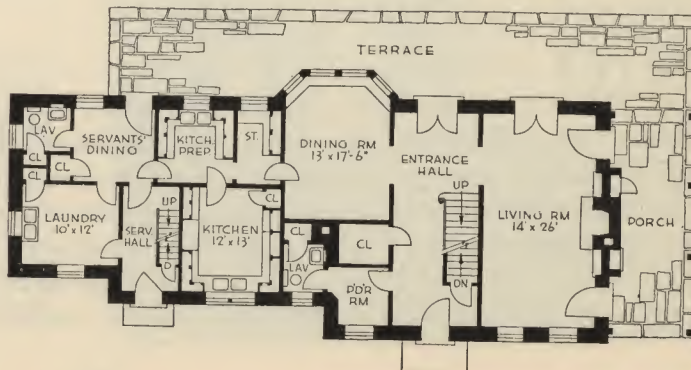
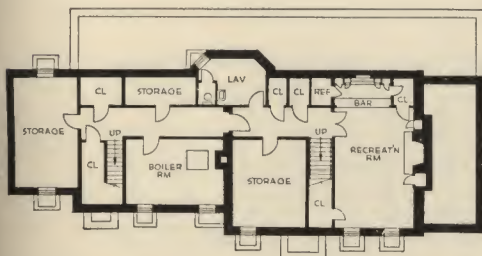
The plans speak for themselves. Very wisely, the original old stone house was kept for the living room and dining room with a definitely modern arrangement of powder room, lavatory, and coat closet. Fine equipment as well as arrangement is shown in the kitchen, placing of the back hall, and the pantry. It is certain today that our service quarters must be convenient, very well lighted, and up-to-date, whether the work is done by maids or the owner.



Against the yellow-brown and white pointing of the field stone, white wood work and green shutters are used.



The second portion of the house is of siding above the stone, with the roofs of the three sections, of cedar shingles.



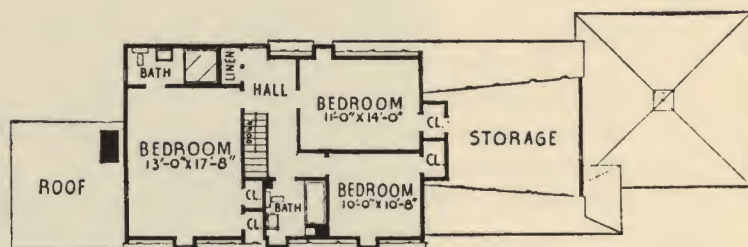




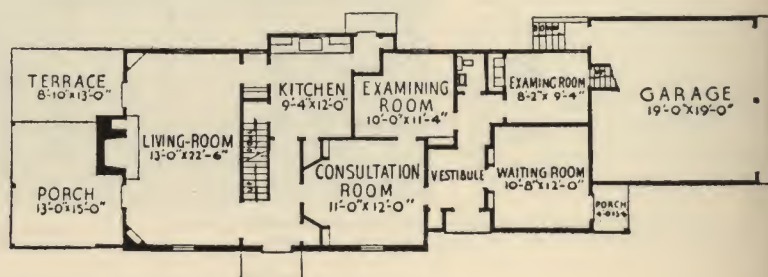
## Doctor's Office as a Wing

RAYMOND O. PECK  
Architect

A low four-poster bed with a quilted spread gives character to the master bedroom of the house. Wallpaper is a good finish for the walls of a house of this type. The color in it may be picked up, as here, in the pleated valances and tie-backs used with the sheer cotton curtains. The furniture is maple.



The living room in this house is finished with plaster walls painted a soft rose with the nice mantel, Dutch doorway leading to terrace, and built-in china cupboards in the corner (indicated in plan) in white, with the interior of the cupboard of rose to harmonize with the walls. An old-fashioned chintz of rose and beige with a little blue is used for comfortable chairs and draperies.



WHEN a doctor's office is connected with his own house, one or the other—the house or the office—is likely to suffer in plan or spaciousness. The very attractive house shown on the opposite page has an extremely good plan. The family rooms on the first floor are confined to kitchen and a good sized living room which acts as a combination living-dining room, the table being placed at the end of the room. A screened porch opening from the living room gives an extra room the greater part of the year and one which could be enclosed in glass in the winter for year-round use. The three bedrooms and two baths on the second floor are adequate.





Richard Averill Smith, Photographer

**THE DOCTOR'S OFFICES** are well planned for his needs. To begin with, there is a private entrance into a vestibule with a waiting room one side and a consultation room on the other. Examination rooms though not large are ample. The one at the back to the right leads into a two-car garage.

The plan suggests that to any rectangular house with a hall and room on each side, a wing could be added either to balance a garage or enclosed porch, as in this case. Undoubtedly the consultation room would be a dining room in the average plan.

The house is built of brick, with the porch, doctor's wing, and garage of siding painted white. The nice Colonial doorway to the right is given distinction by shutter doors which match the shutters used on the windows. An inexpensive but distinctive feature is the lantern over the door set in an ornamental iron bracket which is painted black and gives good contrast to the brick walls.





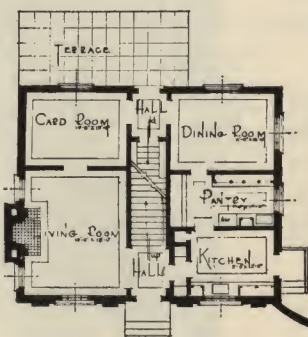
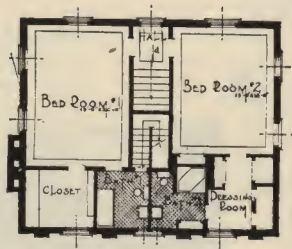


F. S. Lincoln, Photographer

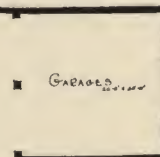
# Small House of Fine Design in North Carolina

HENRY IRVIN GAINES  
Architect

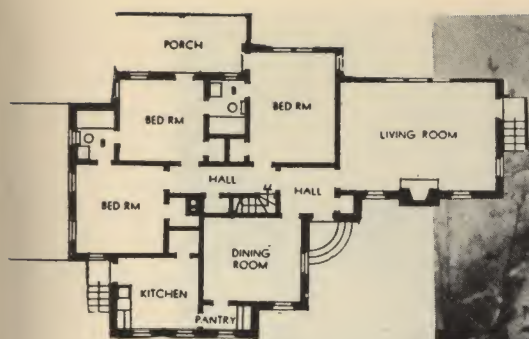
This house, the architect tells us, was designed to suit the owner's requirements which were rather different than the average. As the house is near a country club, neither guest rooms nor large entertaining rooms are needed. The requirements were: a nice living room, card room, and dining room with adequate pantry and kitchen, and two master bedrooms. This is a house showing fine design, attractive facade, an unusual wall connecting the house to the garage. As the house is unused at intervals, plaster was replaced by wall-board attached to the usual studding with the joints taped. An excellent finish for such building is a heavy canvas wall covering, painted any color desired. The house is of brick painted white with a simple but attractive landscape scheme. C. G. Tennent, Landscape Architect.



This curved wall of whitewashed brick and flagstone steps leads to the kitchen door.







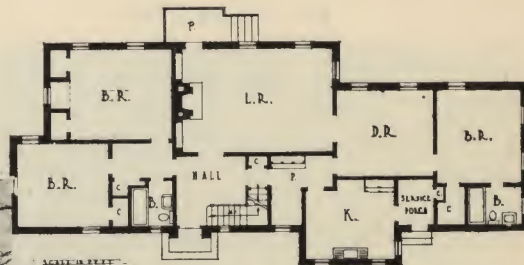
## One Story Houses in Birmingham, Alabama

MILLER MARTIN & LEWIS  
Architects



The house in the snow, above, is in sunny Alabama on what must have been a rare occasion. The plan is interesting in the way it steps back, permitting each room to have good light. Advantage was taken of the sharply sloping site to place all main rooms on one level. The few necessary services were placed in a full-story basement at the rear. The kitchen and pantry are at the front of the house, with the kitchen entry at the side. The bedrooms and two baths are a section in the middle of the house—two of them leading to an enclosed back porch. The construction is of brick veneer painted white. Roof is of asphalt shingles.

**THE HOUSE BELOW** has a rectangular plan with the main rooms at the back, as the reare of the house has southern exposure and commands a fine mountain view. This view is also enjoyed from the bedroom to the left



which shares a bath with the room next to it. The third bedroom and bath were intended for a guest room or as a maid's room, as necessary. Construction: common brick, white-washed. Roof, slate colored; asbestos shingles: sheet metal galvanized iron. Copper screens. Heating: two-pipe steam, gas fuel. Bath rooms have tiles and wainscoting. Interior walls are plaster, papered and painted, with floors of oak.





Gottscho and Schleisner, Photographers

This house is as fascinating inside as out, and is fitted into the landscape with its surrounding palm trees with rare skill. Courtesy of the Architectural Forum.

## One Story House in Florida Inspired by Hawaiian Tradition

WYETH AND KING, Architects

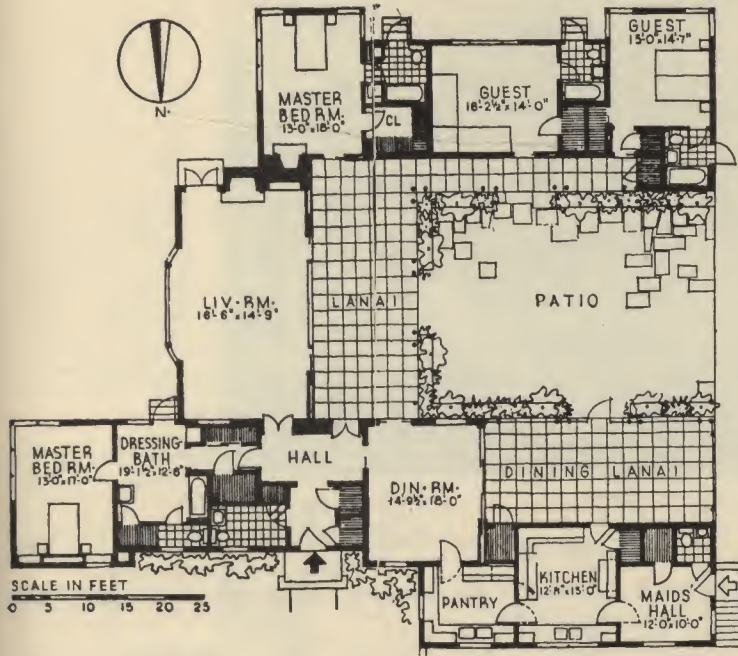
The type of houses which have been built in Florida have varied greatly. In the early days, the feeling of the Colonial houses just North of Florida exerted their influence. Then there was a period of nondescript houses and then came a Spanish influence which in many ways is suitable to the climate. The houses built show extraordinary beauty in the hands of able architects, Mr. Wyeth among them.

The one-story house illustrated here brings another influence, as it was inspired by the Hawaiian tradition, with which the architects are familiar. As the plans show, the house is





built around a patio, and sometimes spoken of as the "open type," but with a different meaning than that applied to modern houses called "open plan" — where one or two rooms may be thrown into one to serve dual purposes. An excellent thing about this plan for comfortable living is the use of two wings. The living room and dining room both open on the lanai, which is a part of the patio. The house is entered through a small hall with the master suite to the left. The opposite wing shows three other master bedrooms with their own baths.



The feature of the house, architecturally, is the large windows in the living room. One is shown in the exterior view at the top of the opposite page. The interior of the room is at the bottom of the page, while the view from the patio to the sea is below on this page. The cypress boards of which the house is built are stained silver gray.

#### CONSTRUCTION

Exterior walls: studs, wood sheathing, building paper, vertical cypress boards and battens. Interior walls: perforated rocklath and plaster. Ceilings: rocklath and plaster. Roof: cypress shingles. Sound insulation is included. Windows have glass of double strength, quality "A" and plate. Overhead garage doors: standard equipment in kitchen and bath room. Plumbing: cast-iron water pipes, copper tubing. Heating: built-in electric heaters and electric hot water.



This delightful living room thinks of everything. The fireplace at the end may be useful on a rainy day. The cypress paneling has quality, while the high ceiling gives not only height but insures coolness. Windows of large size on each side of the living room bring both the view of the sea and of the patio into the room. The furniture is of the comfortable lounging type in soft light colors with a rug of neutral tone.



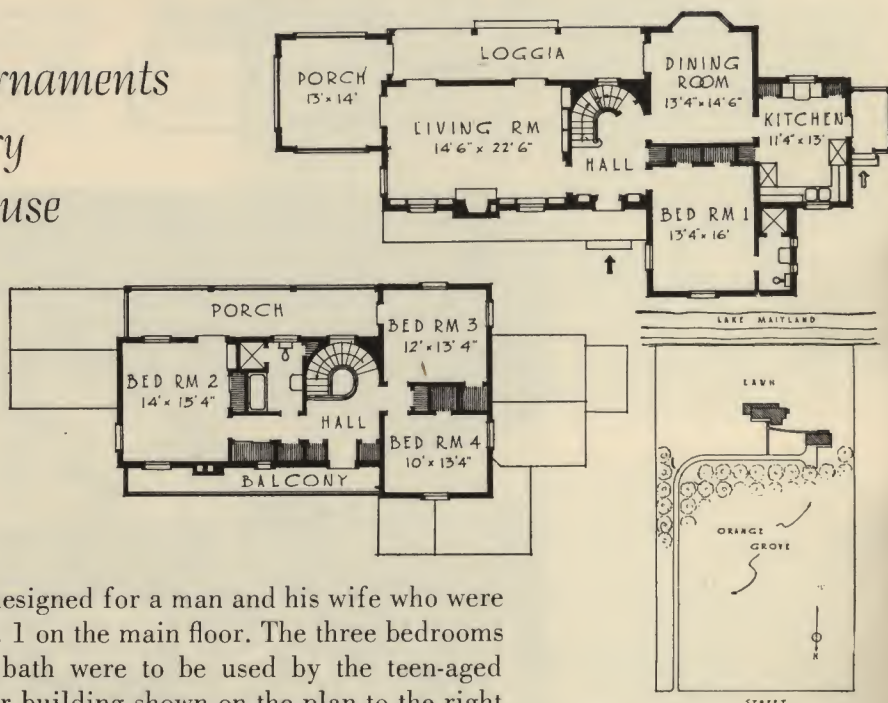


F. S. Lincoln, Photographer

The design as well as the arrangement of this house is suitable for its location, which is Florida. The larger houses built before the war are usually two stories; the smaller ones are on one floor. White, gray, beige, with light trim is the usual coloring, as it looks best against the deep green of the foliage.

## *Iron Balcony Ornaments Two-Story Florida House*

JAMES GAMBLE ROGERS II  
AND  
GEORGE CAMP KAISER  
*Architects*



This house was originally designed for a man and his wife who were to occupy bedroom and bath No. 1 on the main floor. The three bedrooms on the second floor with their bath were to be used by the teen-aged daughters of the family. Another building shown on the plan to the right contains the garage, maid's room, and storage space.

**THIS HOUSE IS BUILT** of 4" x 8" x 12" concrete masonry blocks furred on the inside. Floor joists are of wood and the roof is covered with white cement tile shingles. Great charm is given the appearance of the house by the ornamental iron balcony on the second floor. This not only is ornamental, but gives a necessary shade for the climate. There is as well, a porch at the back of the house over the loggia.



The house to the right, with plans directly beneath, tells an interesting story of a comfortable and attractive house. Both the large living room, dining room, and small bar open on a loggia to the back of the house which is in constant use. The house is entered through a small hall, to the right of which is a powder room and a bedroom and bath suitable for a guest. The service end is compact and at the left of the house, with back stairs leading to two bedrooms and bath above. Note the three bedrooms which each have their own bath and closets, a dressing room being added to the master suite.

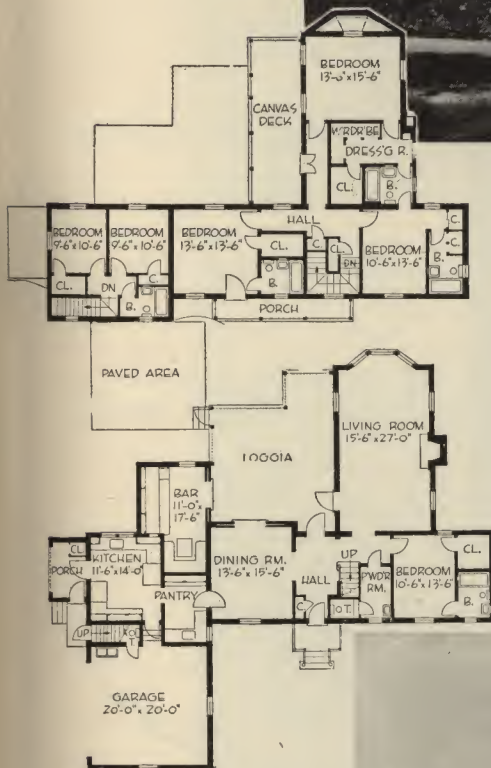
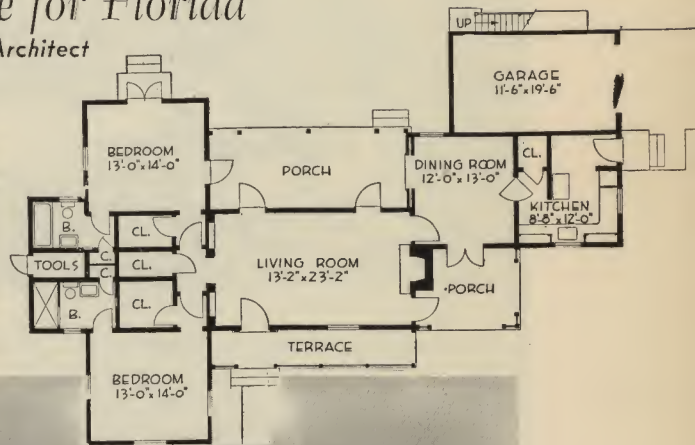


## Two Well Planned Houses Suitable for Florida

GUSTAV A. MAAS, Architect

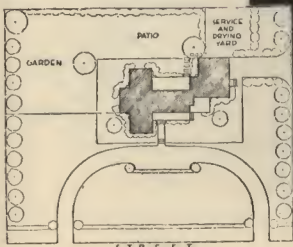
### MAIDLESS HOUSE

Below and to the right is an excellent one-story plan. Again the living room and dining room open on a porch at the back of the house. The second bedroom has its own bath. A second porch which you see on the front of the house leads from the living room, which, by the way, has an open fireplace for the chilly days which come even in Florida. The kitchen is compact and has its own service entrance at the side close to the garage.



### PLOT PLAN

It is interesting to see the arrangement of the house on the land. The garage opens on the side street, with the driveway swinging around in a wide circle in front of the house. The patio and garden may be secluded by a wall or high shrubbery.







Maynard Parker, Photographer

The photograph above is not only romantic and beautiful but serves the useful purpose of a convenient passageway leading to the entrance of the house. It is also typical of old ranch houses and has many uses in modern living. The walls of the house are of stucco and adobe brick, the latter whitewashed to match the off color of the plaster. The trim is painted soft yellow.

The owner-designer wished to create some of the early California ranch house feeling, and one roof wanders over the acre lot to make provisions for house, garage, and stables. Though the plan seems to spread out, it is a practical one, as it shows the dining room, kitchen and service rooms in one wing of the house, with the living room in the center and the bedrooms off in the other wing. With rare skill he has run a driveway (left of plan) through the covered passageway to the motor court. This is clearly shown in the lower photograph on page 98. Beyond the parking space, are the stalls for horses and a wood yard. The house itself could be adapted to a city lot 120' x 125' if the plan were changed from V-shape to U-shape.



## CHAPTER TEN

### OUR SOUTHWEST RANCH HOUSES

#### *Romantic House on Less Than an Acre*

CLIFFORD MAY, Designer





*I*N a discussion of the ranch houses of our Southwest it was wisely pointed out that regardless of the type of house you are planning, you will find much to interest you, not only in their plan but in the materials of which they are made. Naturally the ranch house was the outgrowth of the climate and the requirements of the owners. It was built of the material at hand, adobe, stone, wood, and brick. In the hundred or more years of its existence, styles have come and gone, keeping up to date by the use of new materials to meet new needs. Mr. May in this house put together old split rail fence, hand split shake roof, a most modern motor court-yard with electrically controlled garage doors, lavish use of glass in large windows



and modern built-in furniture for the interior of the house. Far better than words are the pictures themselves, which with a little study you can relate to the plan. The first view shows the long, roof line, which wanders over the acre lot to connect house, garage, and stable. In the first photograph above, the view is taken in the vicinity of the stable. Note the Western saddle on the railing of a covered passageway.

The lower photograph shows the chimney of the living room from the back of the house and the covered passageway over the motor drive which leads to the entrance gate shown at the bottom of this page. Looking from this entrance gate, you again see the covered passageway.

Privacy is insured the family not only by the sun terrace in the center of the V-shape of the house but by a fascinating patio shown on the opposite page.

**THE INTERIOR OF THE HOUSE** has a definitely modern feeling due to the plastered walls, the use of



A view of the living room, showing the modern character of the interior. Colors are light, texture of fabrics and rug is rough, and the furniture is built-in. The sturdy gateway below is actually in the city of Los Angeles. Once you enter, you find yourself in the atmosphere of the fine old ranch houses, but with all the conveniences of modern living.

Maynard Parker, Photographer







Open V-plan gives both privacy and protection from the wind as well as a feeling of real spaciousness. Note that a wide section is paved and that the lounging chairs and sofa are on wheels. In the photograph to right, the same sun terrace is seen from the dining room. Meals may easily be served outdoors from the kitchen or through the dining room. Note the overhang of the shingled roof.

The house is wood frame on 4" concrete slab over 6" crushed rock cushion with a roof of hand split cedar shakes. The exterior walls are of stucco, adobe brick, veneer and board and batten. Adobe is whitewashed to match the off color of the plaster. The board and batten is painted a soft yellow to harmonize with yellow trim.



Maynard Parker, Photographer

beamed ceilings (upper picture page 98) and the extensive use of built-in furniture. In fact all of the furniture, except dining room, living room davenport, and occasional chairs, is built in. The main rooms are carpeted wall-to-wall, with linoleum in the kitchen, pantry, and maid's room. Inside and out this is indeed a romantic and yet most practical house, full of ideas for anybody who is planning to build.



# The Modern Feeling Practically Applied

J. R. DAVISON, *Designer*

Since the ranch house has always been functional, it is but a step to interpret it in the modern manner. Its long, low, horizontal lines lend themselves to it. Too often houses definitely styled prove a poor investment, for as the style passes, the house deteriorates in value. Ranch houses, on the other hand, have more to do with living needs rather than appearances, and therefore hold their own. A section may be knocked off or a new one added as time and changes demand. The plan shown on the opposite page shows the modern feeling in



the arrangement of combination living-dining room placed to get three exposures. The pantry, kitchen, utility and service quarters are well segregated. The master suite with dressing room and bath shows ample closets, with a modern utility room well placed between the other two bedrooms.

The photograph above shows the protecting overhang of the roof, and the large windows of modern building, while in the interior just above the continuous windows, wide doorway and modern decorating are well expressed. The walls are of plaster, which could be colored

in any soft tone desired. The curtains which cover the windows from ceiling to chair-rail line are of a lightweight fabric to suite the California climate. The corner seat shown in the photograph above is in the hall. It is of fibre construction with comfortable seat and back cushions. The low table of reed and wood is modern in feeling. A similar grouping is used in the living





Julius Schulman, Photographer

#### NEAR LOS ANGELES

In California, as anywhere else, a pool viewed from a garden or terrace is always delightful. The one shown in the photograph to the left adds to the attractiveness of the ranch house. The stone edging is of the simplest. The sliding doors and screens of the room opening on this terrace are of the most modern type and to be recommended where so much glass is used. Such windows should be of double strength glass, and according to the climate, possibly of the type which has air space between it to give the necessary insulation, and to prevent moisture forming on the glass.

room by the fireplace. In this room, comfortable chairs, a place for books, and wide doors to the paved terrace, all contribute to comfortable though simple living.

#### CONSTRUCTION

Foundation and floors: concrete reinforced floor on waterproof membrane on gravel bed. Walls: standard balloon frame with stucco outside and plaster on buckle-proof woodlath inside. Roof: built-up composition roof with mineral surfaced capsheet. Insulation: over ceilings 2" thick wool blanket. Attic space is 100% ventilated through continuous vents in roof overhang and continuous vent on roof top between the two lean-to roofs. Windows and doors: sash Douglas fir with metal weather stripping, double-strength glazing. Modern range, refrigerator, bath, kitchen fan, and gate opener. Heating: forced gas furnaces. Floors in kitchen and baths of asphalt tile. Walls in baths of backed enamel, and presswood panels.







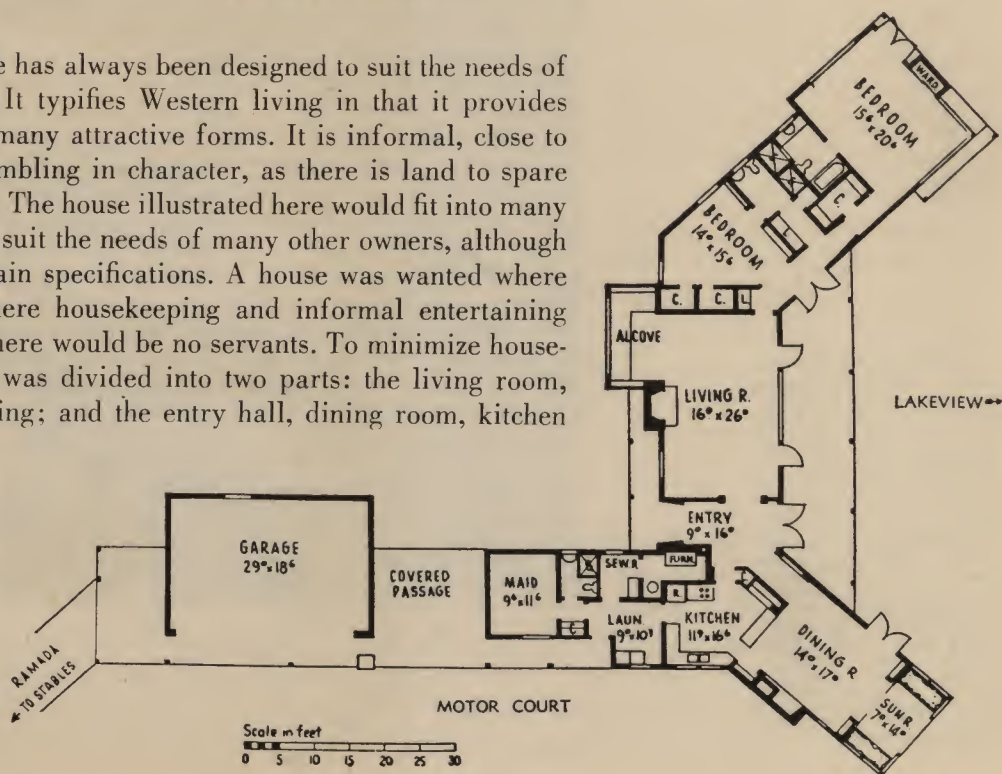
Maynard Parker, Photographer

## The Adaptable Ranch House

CLIFF MAY, Designer

The ranch house has always been designed to suit the needs of individual owners. It typifies Western living in that it provides comfort and takes many attractive forms. It is informal, close to the ground, and rambling in character, as there is land to spare on which to place it. The house illustrated here would fit into many other localities and suit the needs of many other owners, although it was built to certain specifications. A house was wanted where costs were low, where housekeeping and informal entertaining would be easy, as there would be no servants. To minimize housekeeping, the house was divided into two parts: the living room, bedrooms in one wing; and the entry hall, dining room, kitchen

It is the plan which tells the story. It may spread out as shown here or be condensed to a lot 100' x 125', as in the small plan on page 103, by bringing the wings together and eliminating the motor court. In addition to the attractive kitchen described, there are provided laundry service, heater, maids rooms and bath. Such a plan is especially interesting today when so many one-story houses are wanted and being built.





area in the other (note plan). Where there was heavy in-and-out traffic, the floor was tiled, while the living room and bedrooms were carpeted. The house provides a view of a lake from the master bedroom, living room, dining room, and sun room. A covered passageway making a continuous roof line is used between the house and garage (below to right). Through this, cars may pass to reach the motor court beyond. Rather than break the roof into three horizontal divisions, it runs down hill, fitting snugly into the knoll.

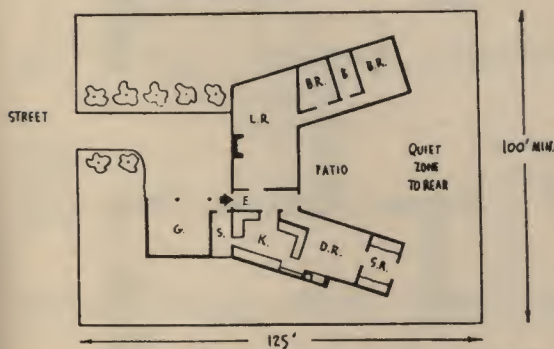
The photograph to the right shows the attractive dining room in relation to the kitchen, which are both finished in the same way. This is both practical and delightful for daily living as well as for spur-of-the-moment luncheons and dinners, as the kitchen is as attractive as any other room in the house. The side of the dining room fireplace next to the kitchen contains a barbecue, equipped with horizontal and vertical grills.

The photograph below shows the whitewashed rafters and sheathing in overhang which is typical of ranch houses. Covered passageway, garage and stable are in the background.

### CONSTRUCTION

Frame stucco building with exposed rafters and beams on a 4" concrete slab; roof of hand-split cedar shakes. The exterior walls are of stucco, board and batten, horizontal siding, common brick veneer. The trim is terra cotta with natural brown roof and gray-white plaster walls. 4" insulation throughout ceilings.

PLAN REDUCED TO FIT 100' x 125' LOT



House proper does not need acreage. Plan could be carried out on 100-foot suburban lot, as illustrated above, by bringing together the splayed wings and also eliminating the motor court.





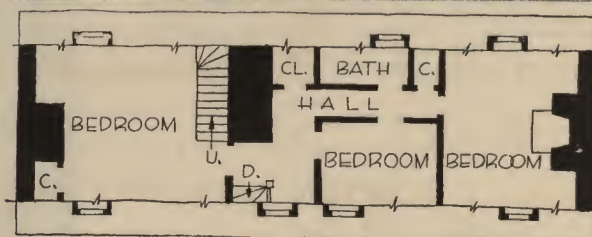


William M. Rittase, Photographer

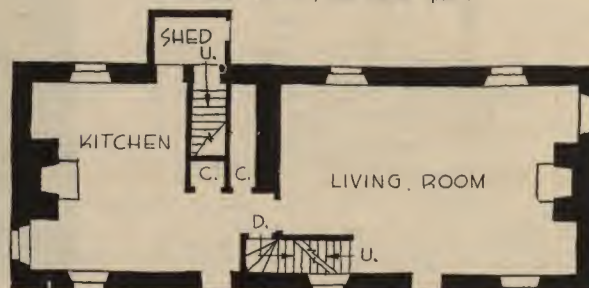
## CHAPTER ELEVEN

### WIT AND WISDOM IN REMODELING

The well-built house with good lines, and the rather shabby appearance, shown in the small photograph to right, became the very attractive country house you see above. The alterations were not extensive, but it took, as it always does in remodeling, an eye to see what the possibilities may be and a bit of wit and wisdom to get the best out of any old house. What to remove is usually important. In this case, as often, it was the porch. The living room was a good size. The former kitchen with its fireplace would make the dining room; the back stairs could well become the front stairs, and those in the living room be eliminated. The need then was a new service section for kitchen, pantry, servant's dining room, and quarters for maids above. A compact wing was added to the house at the back giving this,



The "before" exterior, and interior plan.





as well as one bath and closet for the master bedroom. The addition of the one bath and the taking out of the stairway were the only construction changes on the old second floor. A bath and closet were added to the guest suite on the third floor. The interior of this house, of course, was painted throughout.

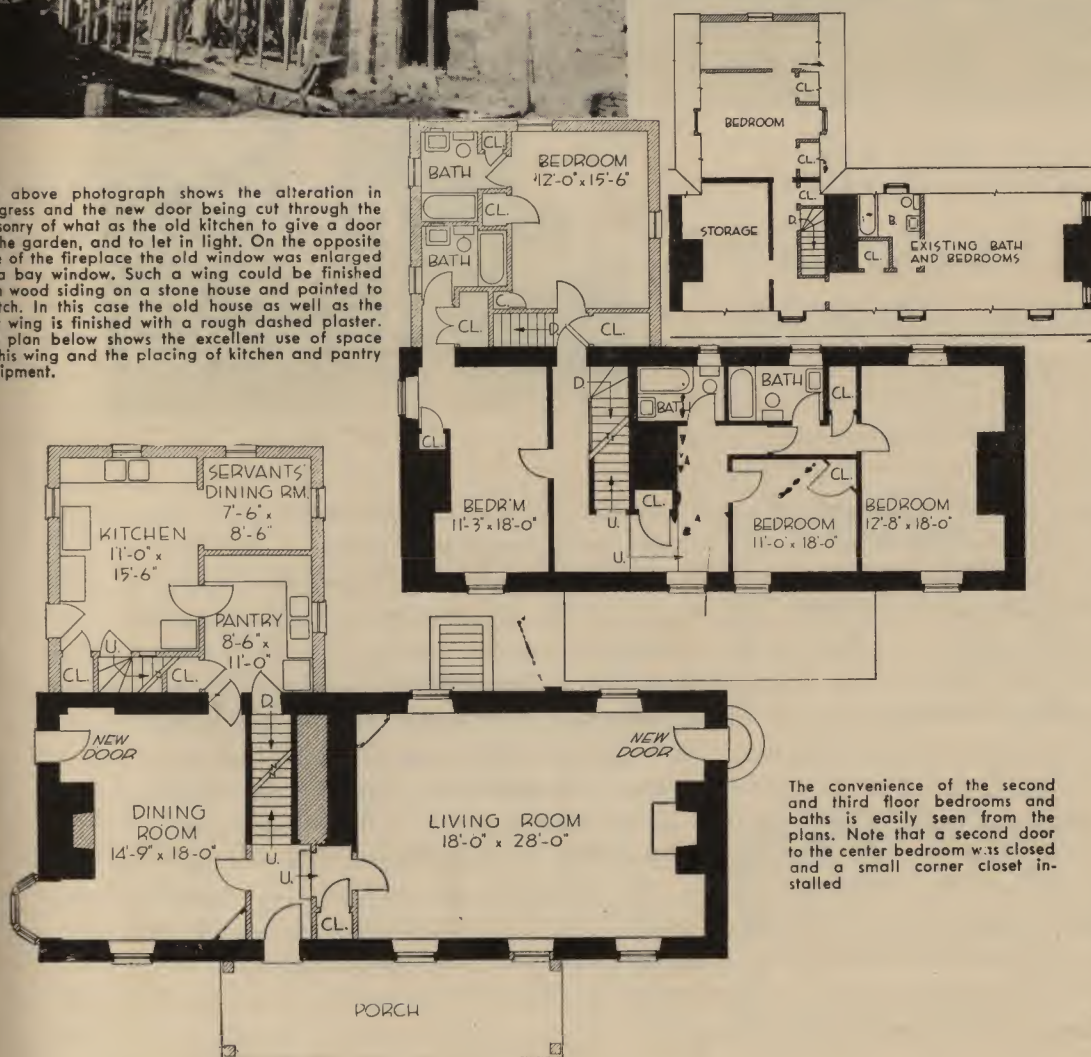


William M. Rittase, Photographer

The outside appearance of the house was greatly improved by the resurfacing, painting, use of shutters and the attractive 19th Century ornamental iron porch of good scale, which replaced the heavy wooden one. Two windows were freed for light and a very attractive entrance made, which holds a Regency feeling. Ornamental iron motifs are used in center, at ends of porch, and at the top of the bay window.



The above photograph shows the alteration in progress and the new door being cut through the masonry of what was the old kitchen to give a door to the garden, and to let in light. On the opposite side of the fireplace the old window was enlarged to a bay window. Such a wing could be finished with wood siding on a stone house and painted to match. In this case the old house as well as the new wing is finished with a rough dashed plaster. The plan below shows the excellent use of space in this wing and the placing of kitchen and pantry equipment.



The convenience of the second and third floor bedrooms and baths is easily seen from the plans. Note that a second door to the center bedroom w.s. closed and a small corner closet installed





This house was probably built about 1858. The owner thinks that a small original house may have had the back part added to it, as there is a step down from the living room to the dining room, and you will note that the back of the house has a flat instead of pitched roof. A greater transformation was actually made in this house than the pictures show. A drab brown exterior was painted white, with green shutters. A smart new fence gave character, and an upstairs porch was given privacy by enclosure and shade from an awning. The old windows, 27" x 44" had twelve lights, no weights. New standard windows had twelve lights in kitchen and maid's room. A new heating system was installed; hot-water heat, gas furnace.



Photographs Courtesy of Ida W. Pritchett

## *Making The Most Of An Existing House By Interior Decorating*

IDA W. PRITCHETT

THERE are literally thousands of small houses which have the general appearance of the "before" picture of the house above. Though much could be done to its exterior, a small addition and a change in the interior can make such houses extremely livable. The plan on the opposite page has A, B, C, D, etc., put at the places where alterations were made. This is what was done: (A) New window in original position of front door; (B) New front door originally a window; (C) Partition removed to throw living room and dining room into one room; (D) Small extension added, enlarging the kitchen; (E) Maid's room and lavatory from original L-shaped kitchen; (F) Fireplace and bookcases added in living room; (G) Closet 2' x 2' added in bedroom; (I) This hall space was originally one room, with a narrow passageway running from head of stairs to window now in the "dark room." The door into this room opened on this passageway at the head of the stairs. A hall was made between the two bedrooms; (J) Window replaced the double doors to porch; (K) Small upstairs porch with awning built over kitchen extension. 7'6" x 14'9". Thus you see with slight alterations a livable house was made with one large room with an open fireplace on the first floor, as well as an excellent kitchen, maid's room, and bath. Turning a bedroom into a hall, bath and closets made the second floor practical.

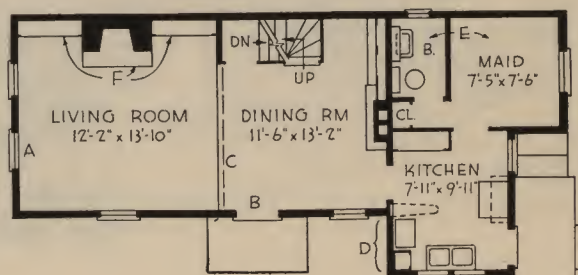
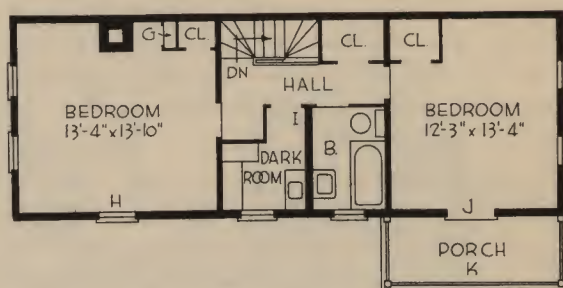


# New Heating and Air Conditioning Systems in Old Houses



The fireplace end of the living-dining room. Note the effective use of old lathes and hinges on white woodwork.

Great strides have been made in heating and air conditioning. The four generally used systems are: forced warm air (good in small houses); hot water (a little more expensive); steam (better for large buildings instead of houses); and radiant panel heating (new and proving practical). Many of the standard makers are now making new systems with winter heating and summer cooling. Make a study of the heating which is suited to your house. *The warm air* comes into rooms through ducts. The colder air in rooms is returned to furnace, filtered to take out dirt, and again heated. Such systems may be equipped with humidifiers to keep moisture in heat. *Hot water* is excellent and is passed through radiators (new flush sort set in wall). New systems have automatic control, and are excellent as radiators keep warmth even when heat is lowered. *In Radiant Panel Heating*, hot water is circulated through pipes placed in walls, ceiling or floor. Or warm air is circulated through hollow masonry floors. Floor or wall is evenly heated, but is not hot to the touch. *Zone Control Systems* are another new development which permits different temperatures in different sections of the house at the same time. Thus, the rooms in use in the daytime, living room and kitchen for instance, may be at 70° with the bedrooms at 60° until you are ready to use them. *Thermostatic Control* is just as easy for coal as for oil or gas through the development of mechanical stokers which take coal directly from bin to furnace. Gas and oil furnaces are completely automatic.







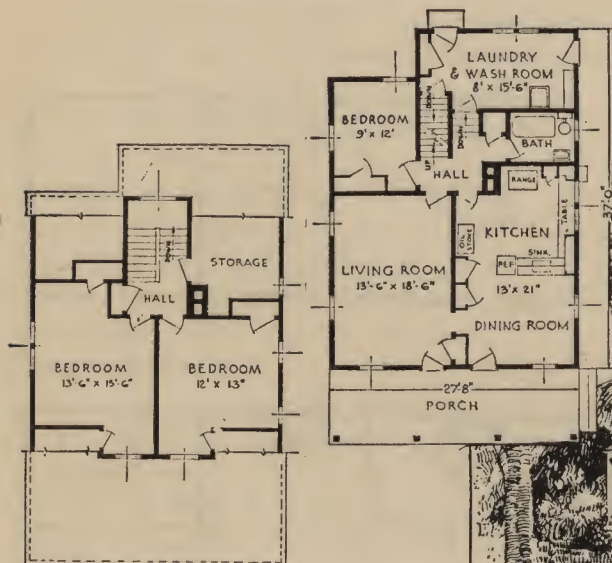
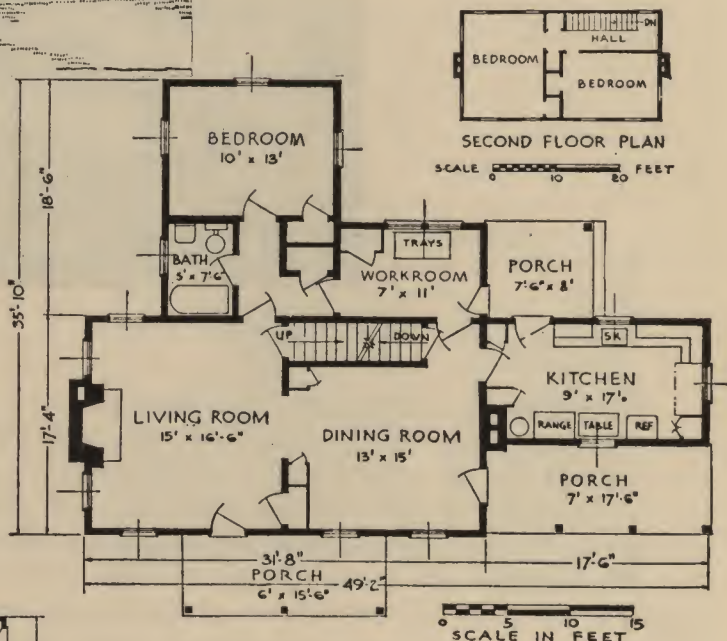
## CHAPTER TWELVE

### FARM HOUSES OR YOUR HOUSE IN THE COUNTRY

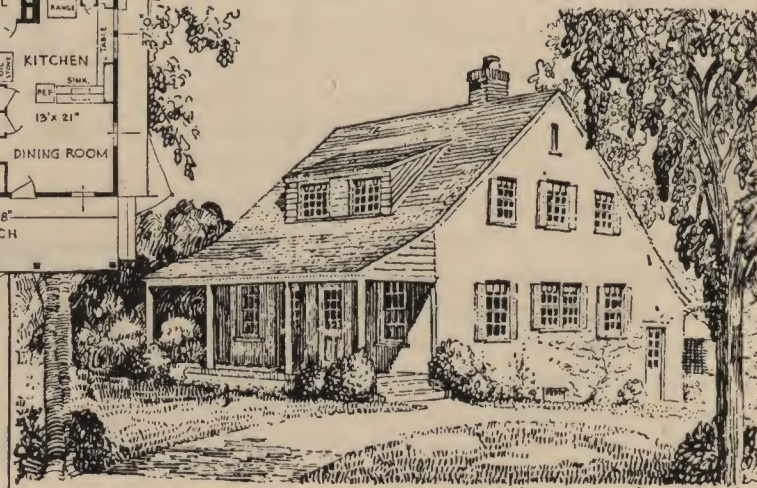
DIVISION OF FARM BUILDINGS AND  
RURAL HOUSING  
U. S. DEPARTMENT OF AGRICULTURE

There is little difference in a house planned for a farmer and any house in the country, except that a farmer's house requires a wash room at the back of the house for the men coming in from the fields. This room usually has the laundry trays in it, so it can well be planned as laundry-wash room in any house.

The main structure of the house above has four rooms typical of thousands of houses, which may have the kitchen, to right



Seven-room houses with excellent plans, each having full cellar, where furnace, freezer and storage room may be placed.





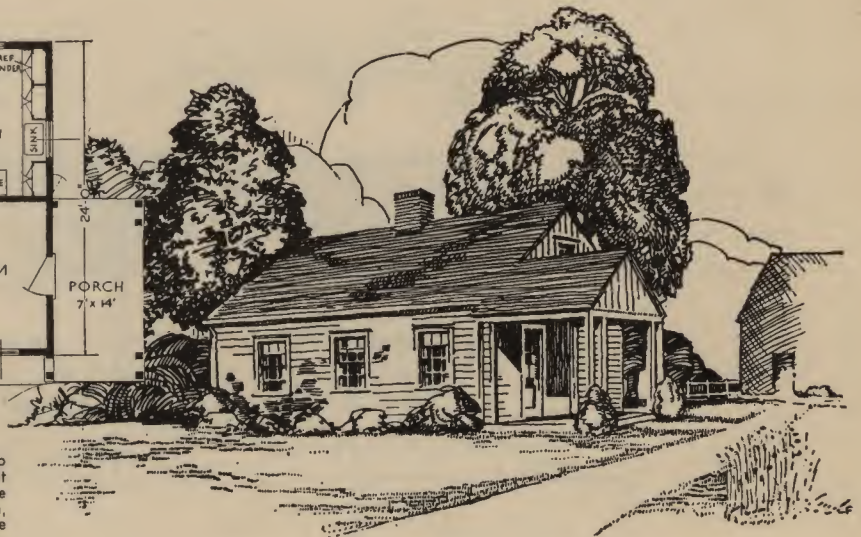
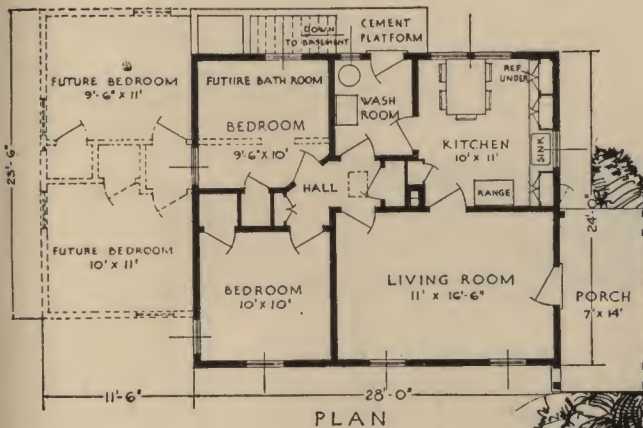
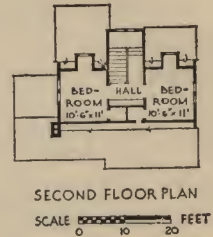
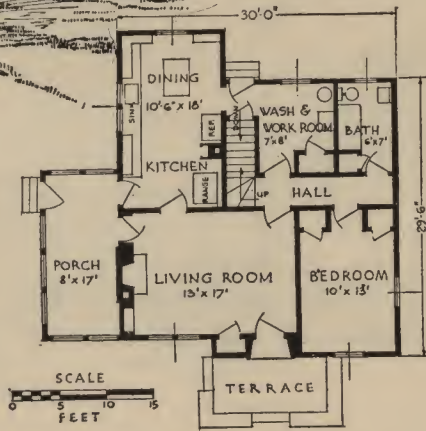


These house all show good wash rooms, modern arrangement of kitchen and bath room equipment, have a cellar for furnace, or partly excavated cellar for a pipeless heater as in the small house at the bottom of this page. They all have possibilities of enlargement, two having the open fireplace so much desired today, no matter how good the central heat. The work room may hold the freezer, which, like the refrigerator and washing machine is becoming standard equipment.

of plan, and bedroom, bath and work room at the back, added to make the seven-room house the plan shows. It gives suggestions for remodeling, is a practical plan and a dignified design.

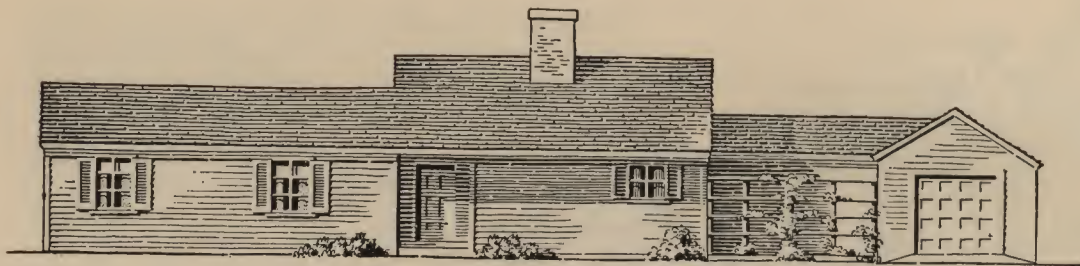
Sloping ground may be taken advantage of for a seven-room house such as that shown at bottom of opposite page. This plan gives light in the basement, and easy flights of steps between the house, the workroom and the cellar. Note the kitchen-dining combination room, and the space for future bathroom upstairs.

A six-room house with an excellent wash and work room, and a bedroom and bath downstairs is shown above. The feature of this house is the enclosed porch and the terrace. Another bedroom could be added besides the bath on the first floor, and the two bedrooms upstairs be finished or not, as required. Again there is an ample kitchen with space for the dining table in it. Four-room, low-cost house, below, with basement and furnace suited to northern climates. Two bedrooms and washroom are included here with dotted lines showing plans for future expansion. The porch adds greatly to the appearance and comfort of the house.

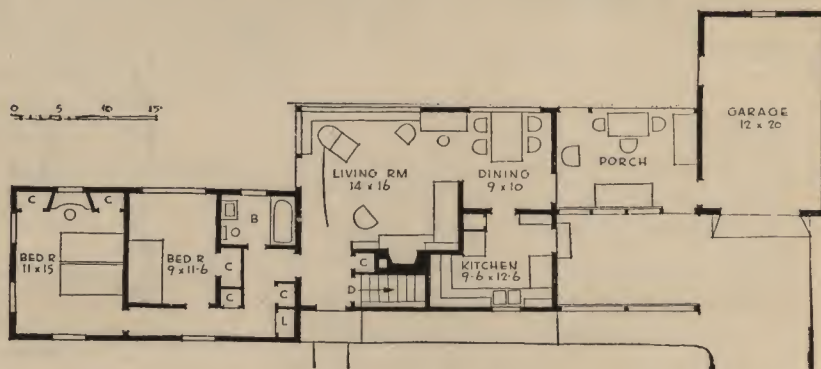


This little house does not contain a bathroom. A pump at the kitchen sink provides water until funds permit modern plumbing. The steps to the basement may be uncovered, or wash room extended to include them, which would be the better way. The dotted lines indicate two future rooms, hallway to them, and future bath.





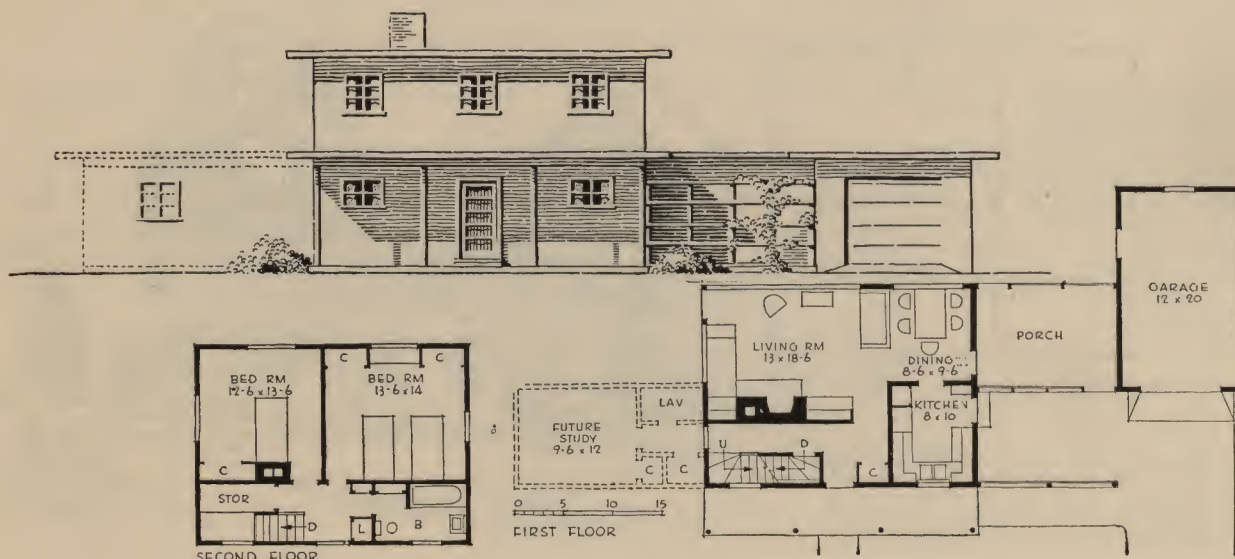
*Economy  
of  
One-Story House  
Versus  
Two-Story*  
ELEANOR RAYMOND  
Architect



Reprinted courtesy of Architectural Record

With the interest there is at present in the one-story house and its various advantages, it is stimulating to have a New England architect point out the advantages of both one and two-story houses, and show, as Miss Raymond has, in these two designs, that there is economy in the two-story house, at least for New England, where heating and insulation have to be considered.

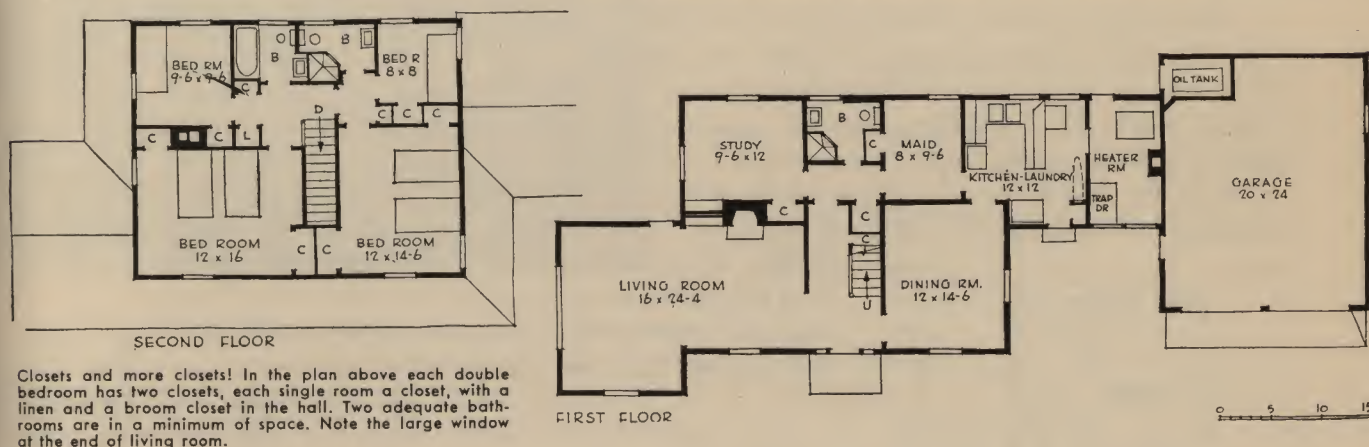
Above is the one-story scheme with modern plan. Its merits are: West view for principal rooms; South sun in living room and principal bedroom; East sun in kitchen; inside cellar stairs; good placing of kitchen and service yard with garage entered under cover; front door protected from rain; room for bicycles and tools in garage; garage and porch could be later addition. The architect found all these advantages in the two story version with three addi-







Another economical scheme in the New England tradition. Eleanor Raymond, Architect.



tional ones: Sitting area in living room away from kitchen passage; study or extra bedroom and lavatory could be added later; cubic contents 1,115 feet less than for the one-story design. Both houses are rendered in the modern manner.

**THE TWO-STORY HOUSE ABOVE**, with the pitched roof and long pent eave is a happy scheme in the New England tradition, but shows modern plan in the compact kitchen, laundry, heater room and entrance under cover to the garage. Note also that the oil tank is under cover. The two rooms and bath at the back of the house downstairs could be used as suggested, or turned into bedrooms for family use. Four bedrooms and two baths upstairs show good plan and great economy of space.





Philip B. Wallace, Photographer

## CHAPTER THIRTEEN

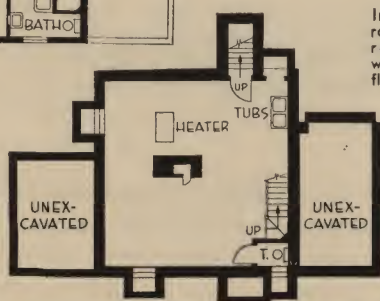
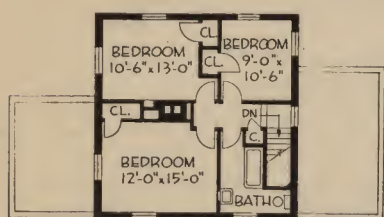
### SUITING THE HOUSE TO DIFFICULT SITES

# House On A Hill

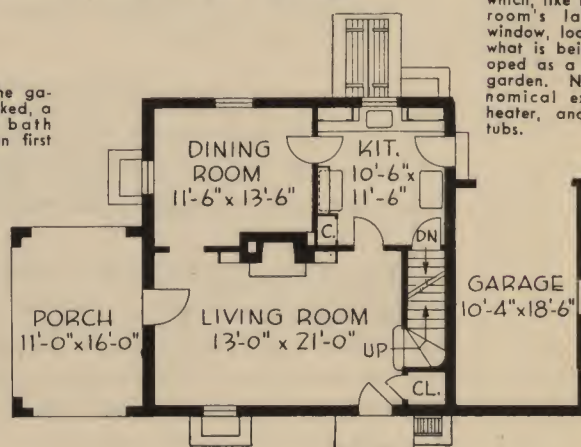
J. L. CONARROE, Architect

This house is built on a sloping lot that rises about 15' above the street, and was originally planned to have a one-car garage; but this was abandoned and that space used for a guest room, study, or maid's room and bath. The terracing with easy steps with a railing on one side is a good way to take care of the difference in level. The uniform wings giving width, detract from the height of the house and are essential for such a site.

Building regulations required a slate roof and full excavation. The attic is ventilated by a wind ventilator located in the back of chimney. The enclosed porch is painted black with a white lattice on the street side to balance with a blank wall treated in the same way on the other side. There could be another room and bath added to the second floor by building over space marked "garage."



Instead of the garage, as marked, a room and bath were used on first floor.



The living room opens on the porch, which, like the dining room's large bay window, looks out on what is being developed as a very nice garden. Note economical excavation, heater, and laundry tubs.



# Garage Under House and Porch

RAYMOND O. PECK  
Architect

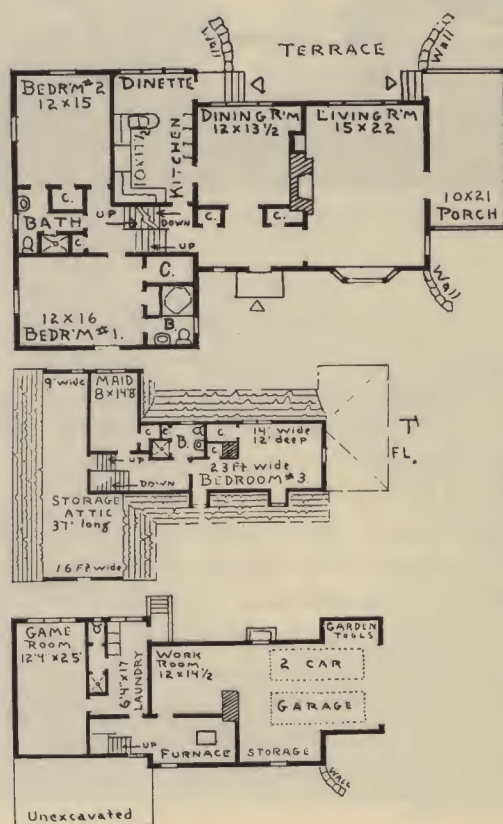


Richard Averill Smith, Photographer



This plan was made to suit the slope of the site, and prevent expensive excavation. In the living room section the pitch of roof is opposite to that of the wing having the kitchen, dinette, and two bedrooms and a bath, which helps the house settle into the site. The cellar is an important part of house, as it holds not only a two-car garage, a work room and furnace room, entered from the ground level, but

A GAME ROOM and laundry. Little has been said about game rooms for lack of space, as many of the one-story houses do not have space for them. In houses with good basements, however, they may be very useful where there is a family of boys and girls. This house, although illustrated to show how to take advantage of a sloping site, also holds ideas for enlarging a house, as the first floor bedrooms and bath could well be an addition.





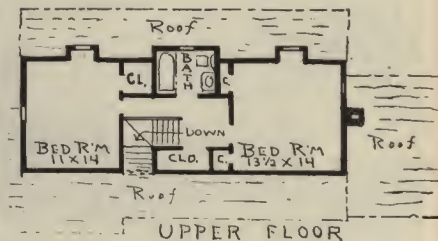
# The Cape Cod Type With Lots of Room

EDWARD G. WALLACE  
*Architect*

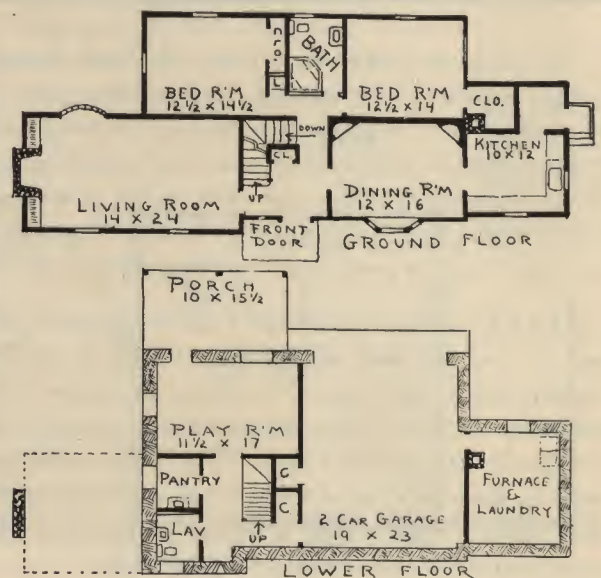


Richard Averill Smith, Photographer

At first glance, the front of this house does not seem to belong to the back, due to the attractive stone retaining wall, completed by the picket fence. These are in keeping with the Cape Cod feeling of the architecture which is low and rambling in character, with the two wings so usual in these attractive houses. The back of the house, to left shows the three floors the house actually has.



Again the architect wisely used the sharp slope of the ground to accommodate a garage and so prevent excavations. And again space is provided for a play or game room with a pantry and powder room, with an excellent back porch opening from it. To the right of the garage is a furnace and laundry room, all of which goes to prove what a very useful part of the house a light cellar may be. The house is in three sections with the upper floor bedrooms and bath in the center section, with windows on the back of the house. There is a directness about this plan which is excellent, as back of the living and dining rooms it has the two master bedrooms and bath on the ground floor which add greatly to the convenience of living, if it is a maidless household.



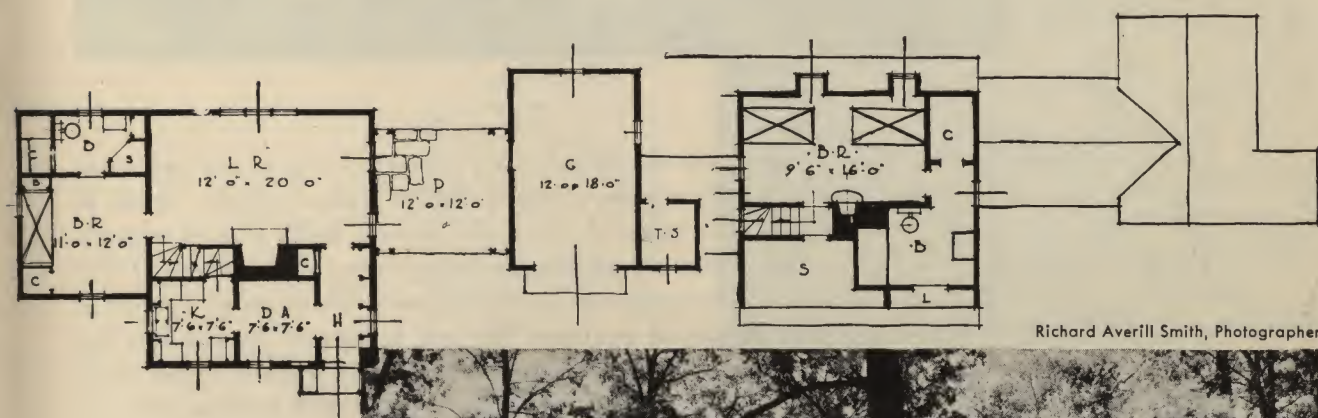


# Breezeway Connects House and Garage

COGGINS AND HEDLANDER, *Architects*

A maidless house which is compact and comfortable. Though the center section is complete in itself (as there is a bedroom and bath on the second floor) the wing to left, of another bedroom and bath, is balanced by the breezeway, one-car garage, and tool house. Putting the kitchen and dining room on the front of the house, though not so usual, is a rather better plan in a small house, as it gives privacy to the living room at the back of the house, and the hall is a protection against drafts.

As the slope of the land is slight in this case, just enough excavation was done under the house to have a small cellar for furnace and laundry. Whenever it is at all possible the laundry should be on the first floor, perhaps even at the sacrifice of a dining room, but it is a matter of personal choice, of course. The house is built of wood siding with shingle roof, on a foundation of concrete block.



Richard Averill Smith, Photographer



There is something very cozy and attractive in the appearance of this house, quite outside of the practical side of its plan and good building. The retaining wall and terrace, the circular trellis with hospitable benches on each side of the entrance door, give both charm and character.



# Two-Story Living Room With Large Window

ALBERT GRAESER  
Architect

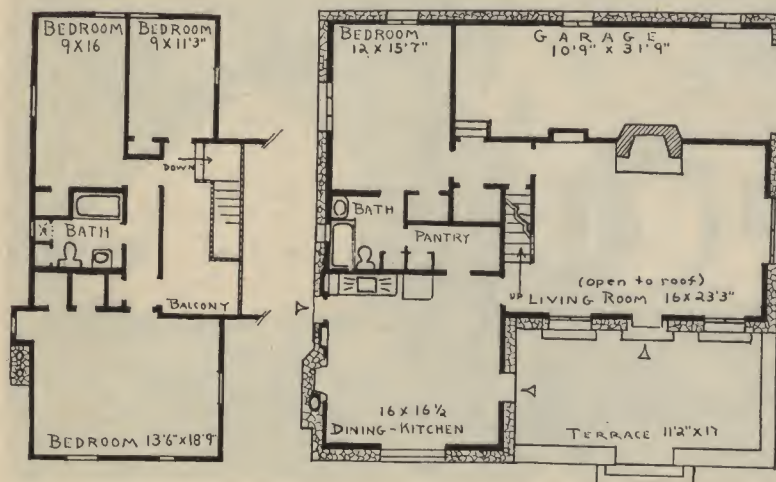


Again the site, wisely used, has given this house some unusual features and achieved economy at the same time. The house is entered from a slightly raised terrace which is sheltered by a retaining wall of the native stone of which the house is built. Plan is modern in that it combines kitchen and dining room, which like the living room, can be entered from the front terrace. This arrangement presupposes a maidless house. There is, of course, a back door to the kitchen away from the living quarters. The real feature of the house is the living room, shown on the opposite page, which is two-stories high, or opened to the roof. This gives the ceiling the construction of exposed rafters and beams, which is decorative, as well as functional building. The large window shown in the lower photograph on the opposite

page dominates the end wall and is most effective. There are, however, two other windows in the room as well as the door opening from the terrace.

To leave this interesting room for a minute, and go on with the plan of the house, notice that the garage may be entered from the back hall by a few steps down — which is the grade of the land at the back of the house.

Again look at the photograph on the opposite page which shows the garage opening and the slight





retaining wall outlining the drive. Since this garage is above level, there are two excellent windows in it, making it possible for the back end to be used as a tool room or for storage.

The bedroom and bath on the first floor could be used either for a guest or a maid, as the master bedroom (with two closets) facing the front of the house, is on the second floor. Two smaller rooms share the bath. The open construction of the stairway gives a most interesting balcony with doors opening onto a small second story hall which is needed to insure privacy.

**THE INFORMAL INTERIOR FINISH** is delightful in the two-story living room. The fireplace opening and chimney are of brick. The side walls are of tongue and groove knotty pine, matching the roof construction.

The bedrooms are finished with wallboard, papered and painted. The general character of the interior is of a 17th Century type except, perhaps, the fanlight over large window and the entrance door which show the curved top associated with the 18th Century. The fan gives not only height in both places, but is most decorative.

#### CONSTRUCTION

The foundation is of stone, with the outside wall of native stone and clapboard, on frame construction. The roof is of stained wood shingles. Inside walls are of knotty pine and wallboard which is papered. The floors are of 1 1/4" spruce; insulation, glass wool; chimneys, stone and brick; heating, all duct work run for a good system of air-conditioning. A large heat-lator is used in the living room fireplace.



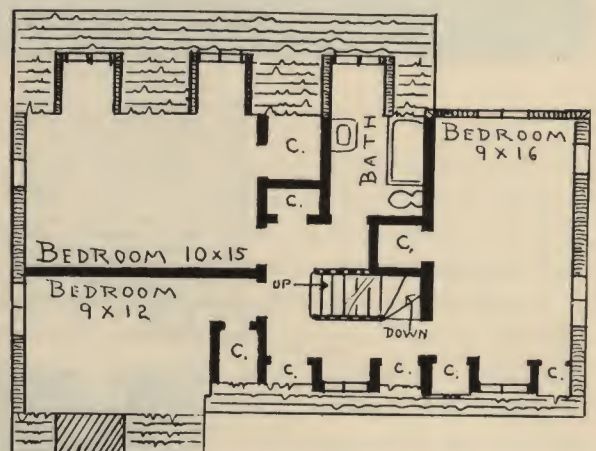
Much of the attractiveness of this house is due to the materials which are used in the construction. The native stone exterior has dignity, especially as used in the gable ends. The knotty pine interior combined with the soft-colored red brick makes a good background for a high ceiling.





## CHAPTER FOURTEEN

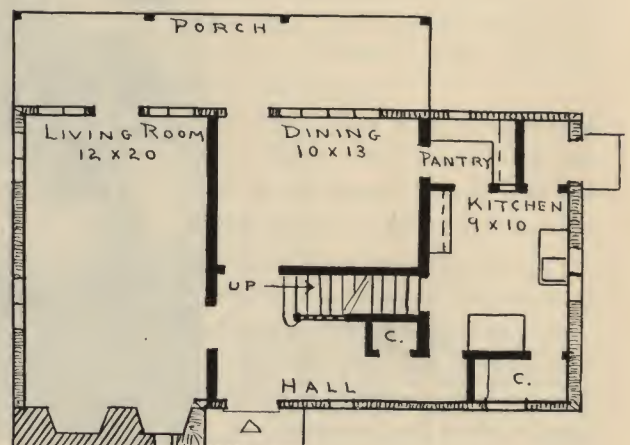
### ATTRACTIVE SMALL HOUSES



### OF 17th CENTURY CHARACTER

WESLEY SHERWOOD BISSELL  
*Architect*

The architectural feeling in this house is a bit unusual. The steep pitch of the wood shingled roof suggests a Normandy character which is interesting in connection with the steel casement windows, the beamed ceiling and the plaster walls of the interior. The frame construction is covered with brick veneer, white-washed, which gives a substantial quality to the building. The plan speaks for itself.





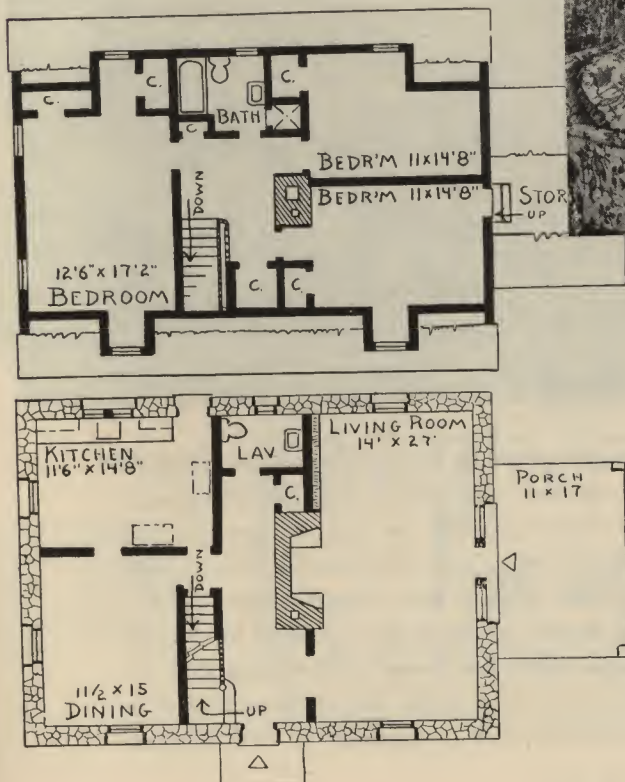


Richard Averill Smith, Photographer

## In The Colonial Tradition

EDWARD G.  
WALLACE  
*Architect*

The fireplace on the long side of the living room as in this plan makes the room easier to furnish. For a more open plan the stairs could be put in the dining room. The down-stairs lavatory and the shower, as well as a tub in the bathroom, are both excellent features.



Nice architectural detail in the Colonial doorway, windows, shutters, and cornice, is particularly important in a small house and well worth careful attention. Another view of this house showing the gable end, is illustrated on page 9, as an attractive country house. The plan is not unusual, but it is good, especially the second floor where the two smaller bedrooms are run crosswise of the house. The construction is of stone plastered with mortar, with 24" wide shingles, staggered on upper floor. Shingle roof.





Richard Averill Smith, Photographer

To left is a view of the house including the square study window, the entrance and the gable end showing the kitchen window. Directly below is the same end of the house giving a clear view of the terrace and the doors to kitchen and living room.

## The English Cottage Type

RICHARD ROWE, *Architect*



Here is a delightful house which is true to type, inspired by the cottages of the English shires. It fits into most communities and has the same livable qualities of American Colonial. In fact, the first 17th Century cottages in America stemmed from the same shires, but the early settlers, for fear of Indians and because of lack of glass, could not have the ceiling-high window which is a feature of the attractive living room. This is not a large house, but the living room running the length of the house, and the master bedroom the width of the house, gives large rooms with the sought-for three exposures. Open fireplaces in the study and the master bedroom are among the luxuries and pleasures of life, while the convenience of a downstairs powder room and hall closet are not overlooked. It is possible from the U-shaped





There is real atmosphere and charm in the living room which is in character with the house. The beam across the fireplace opening, the stone facing and the many-paned bay window are all harmonious and make for livableness. The furniture has been well chosen from the kettle on the old crane and the spinning wheel, to the comfortable lounging chair and well upholstered sofa. The braided rug, the barrel and the ladder-back chairs by window, and the long oak bench in front of the sofa are Period pieces.

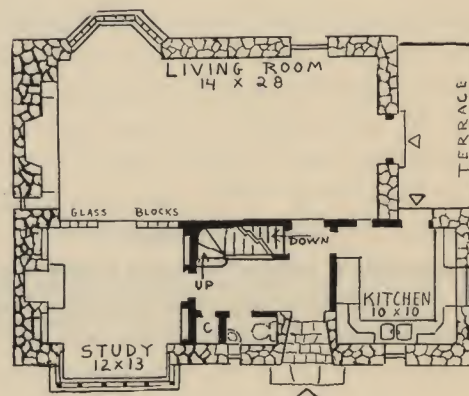
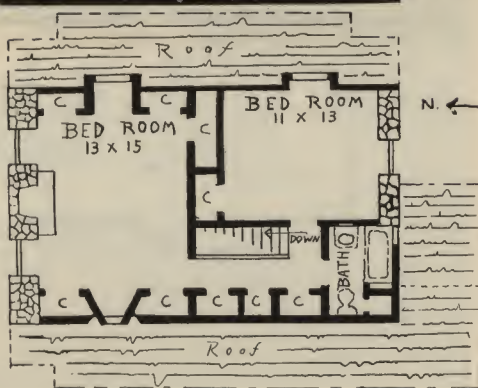
Richard Averill Smith, Photographer



kitchen to serve meals as easily to the terrace as to the living room, which is intended for a dual purpose room as the living area is centered around the big fireplace. The heating system which is direct-fired air conditioning, is placed in the cellar, as is the laundry and extra storage space. And speaking of closets, note the low closets under the eaves in the second-story hall. In addition there is one of full height in each bedroom. The garage, if desired, could be placed beyond the study.

#### CONSTRUCTION

The construction is of wood frame with stone veneer. The inside walls are of plaster on rock lath. Insulation is rigid sheathing and blanket type. Piping is brass, and flashings are copper. The heating system is direct-fired air conditioning.





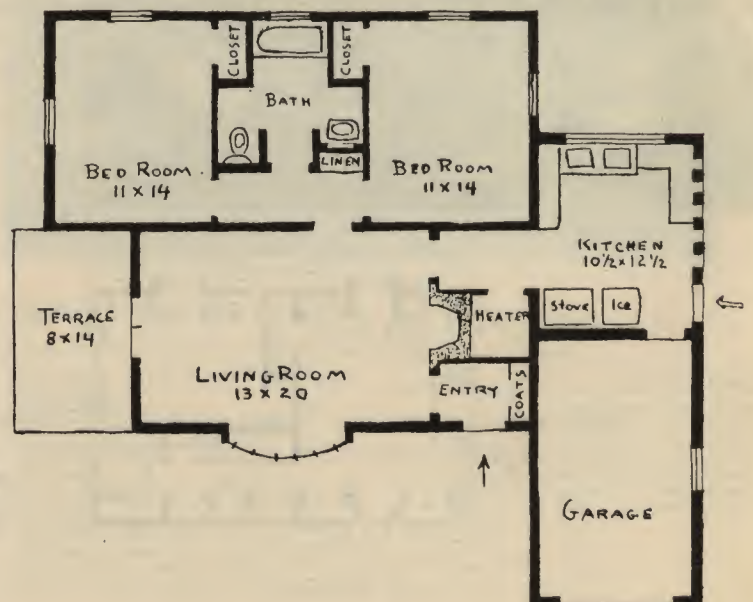


Richard Averill Smith, Photographer

## Steel Beams & Slate Roof

REGER E. HEINE, Architect

Here is another maidless house which fits its place in the sun. Everything including the heater is on one floor, with the entrance well placed in a small entry off the dual-purpose



LONG ISLAND, N. Y.

The construction of this house is as modern as the plan. It is built with Strand steel beams and cork-bearing cement block with a roof of slate. The floors and partitions are of cement with asphalt tile overlay on the floors. Such building should reduce fire hazards, and require little upkeep.



The large windows which are in such demand in building and remodeling today are as sensible as they are attractive. With the right exposure they bring warmth into a room as well as the light we all now want in our interiors. At a too-sunny time Venetian blinds or sheer rayon curtains such as those shown in the photograph below give the needed shade. To the right is the exterior of the window framed in green and adding much to the appearance of the house.



The interior view of the large window in the living room to left may have glass shelves attached to hold ornaments, as here. Or it may be a plant window, in which case no glass curtains can be used. Sometimes over-draperies are put across the entire window from the top of the opening to drop to the floor.

The color scheme for the exterior of house is a vital point. In a house of white stucco or cement with a roof of slate of variegated deep dark colors as in this case, the trim is smartest of a dark color such as deep green, blue, maroon, or of black. If an awning is used, the stripe should match the trim of the house.



living-dining room. Doors shut off the kitchen and the bedrooms sections. The fireplace is in the center of the house to permit having a French door to the small terrace which is seen in photograph to left. This terrace gives a sheltered spot in the angle of the house protected from the wind which might be used on sunny days during most of the year. The garage which is attached has a door into the kitchen. The interior shows finished plaster walls.





#### CONSTRUCTION

The house is built of wood frame with brick veneer painted white. Roof is of slate. The windows are double hung wood frames, except the large bow window which is fixed. Inside walls are of plaster with insulation of blanket type. The piping is of brass, and the flashing of copper. Standard equipment in kitchen and bathroom. Air conditioning system to be installed.

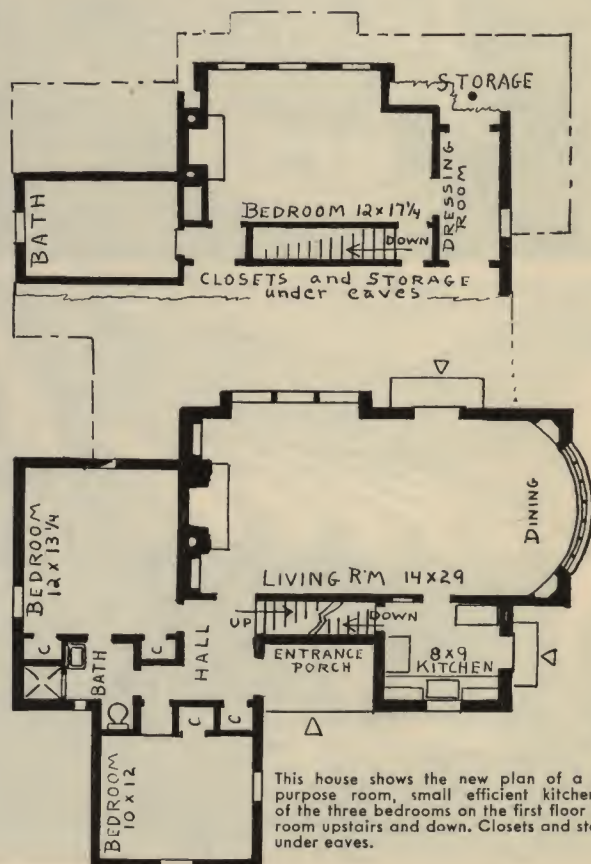
Richard Averill Smith, Photographer



### Advantages of Grouped Windows

RICHARD ROWE, Architect

A group of windows not only brings light, sun, and the outdoors, inside, but it leaves space for good furniture arrangement. The advantage of the big bow window in the dining end of the living room is shown above. Also note group by fireplace.

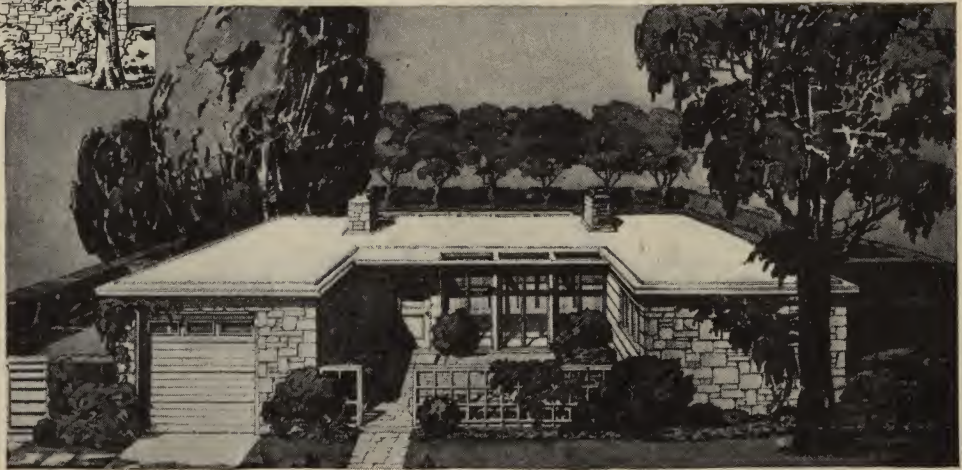


This house shows the new plan of a large dual-purpose room, small efficient kitchen, with two of the three bedrooms on the first floor and a bathroom upstairs and down. Closets and storage space under eaves.





For those who prefer the looks of the pitch roof, here is a rendering of the same design showing the change it makes in the appearance of the house. In some climates, the New England and our north-west states, where snow has to be considered, the hip roof is almost a necessity. The flat floor with its slight overhang is best for the hot climates of south and southwest. Note the nice planting of hedge enclosing the property and the distribution of shrubbery. A paved walk to the entrance is of course a necessity.



Courtesy of Monthly Small House Club, Inc.

## Designed for Either Hip or Flat Roof

GEORGE D. CONNER, *Architect*

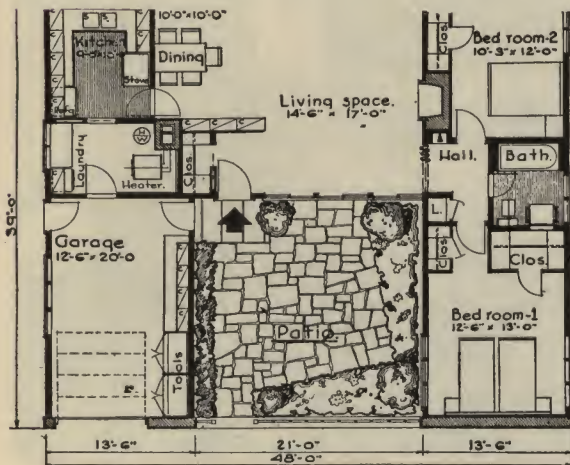
There undoubtedly is an increased interest in planning the house and the lot (or land) as a unit. It goes without saying that this is wise and you should consult your architect or builder about it when you first make plans. Here is an example of the one-story house, which is also growing in popularity, which is planned in relation to the lot, the house itself enclosing a patio. The house may have either a hip or a flat roof, as such an alternate necessitates no changes in the basic plans. The shape of the house is an inverted "U" with the living and dining area in the rear, the sleeping quarters in the right wing, the garage, utility room and kitchen in the left wing. Two completely glazed walls on the long sides of the living room are formed by windows of full-depth horizontal sliding type. To utilize the maximum efficiency

of solar heating, this house should face north so that the rear gets the southern sun for living room, kitchen, and bedroom. Both bedrooms have cross ventilation and divided closets. The kitchen is also designed in the "U" shape which is considered the most practical.

**THE UTILITY ROOM** is becoming a standardized unit in new building. The one illustrated is well planned for laundry and heating equipment.

### IDEAL FOR PANEL HEATING

This house is a basementless unit which is ideal for a panel heating system in the floor construction, though a forced air condition heating system is equally good. Should a partial basement be desired the utility room may become a side entry and stairway. The garage is of ample size to permit a work bench with cabinets above it and also two 2' x 4' cabinets for storage of tools and garden equipment. The house is designed to conform with the standards and construction requirements of the FHA and with electrical layout checked and approved by the National Adequate Wiring Bureau.







Richard Averill Smith, Photographer

## Planned For Future Expansion

ALBERT GRAESER  
Architect

*T*HIS small house, in the low cost bracket, as now built, has two bedrooms, a bath, living room, dining area and kitchen, all finished in the attractive manner you see in the photographs. But with thought for tomorrow and the possible resale value, plans have been made for the addition of a future room on a slightly higher level having a corner fireplace. On the balcony level, another bedroom and bath could be added. In these days an attached garage is almost a "must," so one is planned at the back of the house beyond the living room. A garden with a circular wall (or possibly a sun room or the extension of the present living room) is indicated to the right of the "future expansion" plan shown on the opposite page.

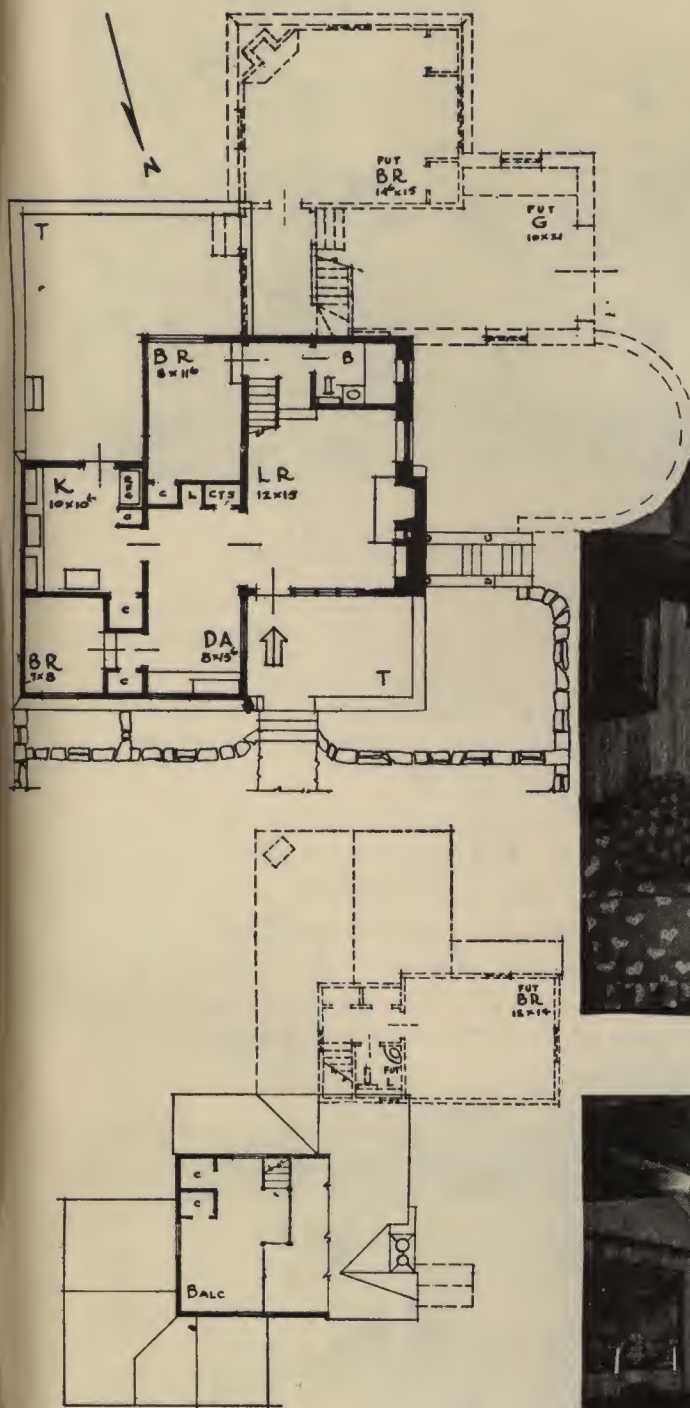
The present plan is open in character with fair storage space, as extra closets are built in on the balcony. The stone foundation and the retaining wall which enclose the terrace are an attractive background for a flower border, while low steps lead to the stepping stones to the driveway.

### WOODSTOCK, NEW YORK

The foundation of this house is of stone with outside walls of 12" vertical board and stone veneer with roof of stained wood shingles. The inside walls are of knotty pine and wallboard (which is papered) with insulation of glass wool. The floors are of 1 1/4" wide spruce boards. The windows are of the casement type, weather-stripped. Heating is a good hot-air system.







### NOT MONEY BUT TASTE

An old slogan of mine is "It is taste, not money that counts." We have all seen expensive houses filled with expensive furniture which left us cold, while another house where taste was used had charm and individuality. Therefore, have a scheme for your interior, choose what you need slowly if necessary, but consider the question of taste. If you doubt your own ability to create what you want get the assistance of a professional. This certainly applies to the background of your rooms—in other words the interior finish—as it usually requires the skill of a trained architect.

### THE INTERIOR FINISH

Frequently in building a house, especially a small house, sufficient money is allowed for good building and necessary equipment, but the question of interior finish, other than the bare wall surfaces, is pushed aside with "Oh, we can do that later." This is dangerous. Interior finish is extremely important if you are to get the pleasure and comfort you expect your house to give you. The exposed beams, the tongue and groove paneling and the excellent mantel design shown in the photograph below are what "make" this room. Since the house is small, an attractive informal character was designed into the building of the room, just as the bookcase by the mantel (below) and the nice open china cupboard with closed closet below it, were designed into the dining end of the room, shown on the opposite page. By all means consider the interior finish when you plan your costs, and let your architect show you what can be done and what is suitable for the type of house you are building.

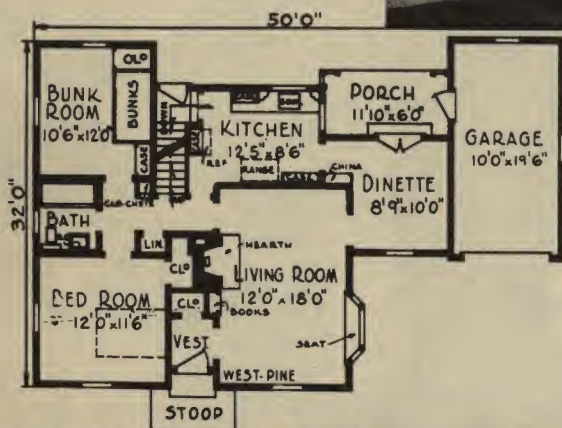




West-Pine Home is the name given this carefully thought-out house. The exterior is of siding with a nice cornice, overdoor, and window trim which is painted white. The roof is of shingles stained deep green matching the full-length shutters which give distinction to the front of the house. Tongue and groove paneling is used in the living room and in the bunk room and for the cupboards in the kitchen which may be of white pine, ponderosa pine, or sugar pine. Westest Pine Association.



Courtesy of National Plan Service, Inc.



## Colonial House

This house and plan speak for themselves of a good exterior design and a practical interior for a house, including garage, with an overall dimension of 50' x 32'. The interior is finished in Western pine not unlike the house just described.

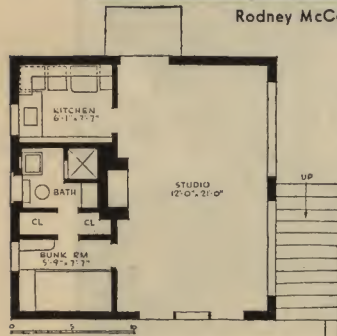
## Studio House

RICHARD AECK, Architect

A studio of a great bird painter is the chief room in this adorable square cottage which measures 25' x 25'. The big chimney gives a fine fireplace, and the photograph below shows the windows which occupy one side of the room.



Rodney McCay Morgan, Photographer



## GEORGIA

The many attractive features of this unique plan might well be an inspiration to those who require a studio with attached living quarters. Due to the large room a feeling of spaciousness is achieved. An efficient kitchen, bunk room and bath make living comfortable.





# Glossary of Building Terms

Whether you build your own house or buy a ready-built house you should be familiar with the names and functions of the structural parts of the house. Your architect and builder will constantly refer to them and it is well to understand building terms. Here is a diagram showing a skeleton house of the generally accepted Balloon Frame construction. Equally acceptable are Platform Frame or Modern Brace Frame construction. Courtesy of Johns-Manville.

**STUDS AND JOISTS** are the building members that form the skeleton of the house. Studs are the upright members which form the walls and partitions and to which wall surfaces are applied. They should be doubled along sides of doors and windows and tripled at corners. Joists are timbers which support the floors. They should be doubled at openings.

**COLLAR BEAMS** should be placed above the middle of the attic height and run across from rafter to rafter. For added stiffness they should be spaced on every second rafter.

**SUB FLOOR** should be laid diagonally and adequately nailed to provide strength and rigidity to the house and to make a solid foundation for the finished floors. Good builders use a deadening felt to prevent creaking and noise transmission between the floor and sub floor.

**ROOFING BOARDS** are nailed at right angles to the rafters and fit tightly to provide a flush surface for applying roofing material. Tongue-and-groove board is considered the best covered with waterproof paper or felt to insure protection under the shingled finish.

**RAFTERS** nailed securely to the ridge, plate and attic floor joists support the roof. Good builders use 2" x 8" or 2" x 10" spaced 16" apart. Their size and spacing are determined by the load they must carry.

**HEADERS** run across the top and bottom of windows and across the top of doors. Under windows headers should be double and laid flat. Across the top of windows and doors they must be laid on edge to assure rigidity and give support.

**SHEATHING** is nailed directly to the studs on the exterior to form an unbroken surface for applying the outside finish. There are a number of good types of sheathing used in good construction. Your architect should specify. Insulating board, shiplap, tongued-and-grooved wood sheathing laid diagonally are all good. Steeltex, a network of heavily galvanized copper-bearing steel wires with a waterproof backing, is used for reinforcing stucco or brick veneer wall. Building paper should be used for weather protection where wood sheathing is employed.

**TRUSSING** is necessary above large openings such as 7' or more in bearing partitions and outside walls. Trussing is necessary in addition to double headers laid on edge over such an opening as shown in diagram.

**PLATES** join the studs together to form partitions and are placed both at floors and ceilings. Ceiling plates should be doubled and lapped at corners.

**BRIDGING** between joists is placed before the sub floor is laid. Cross bridging should be used between joists in the center of spans 16' or less. For greater spans two rows are necessary equally spaced in the span.

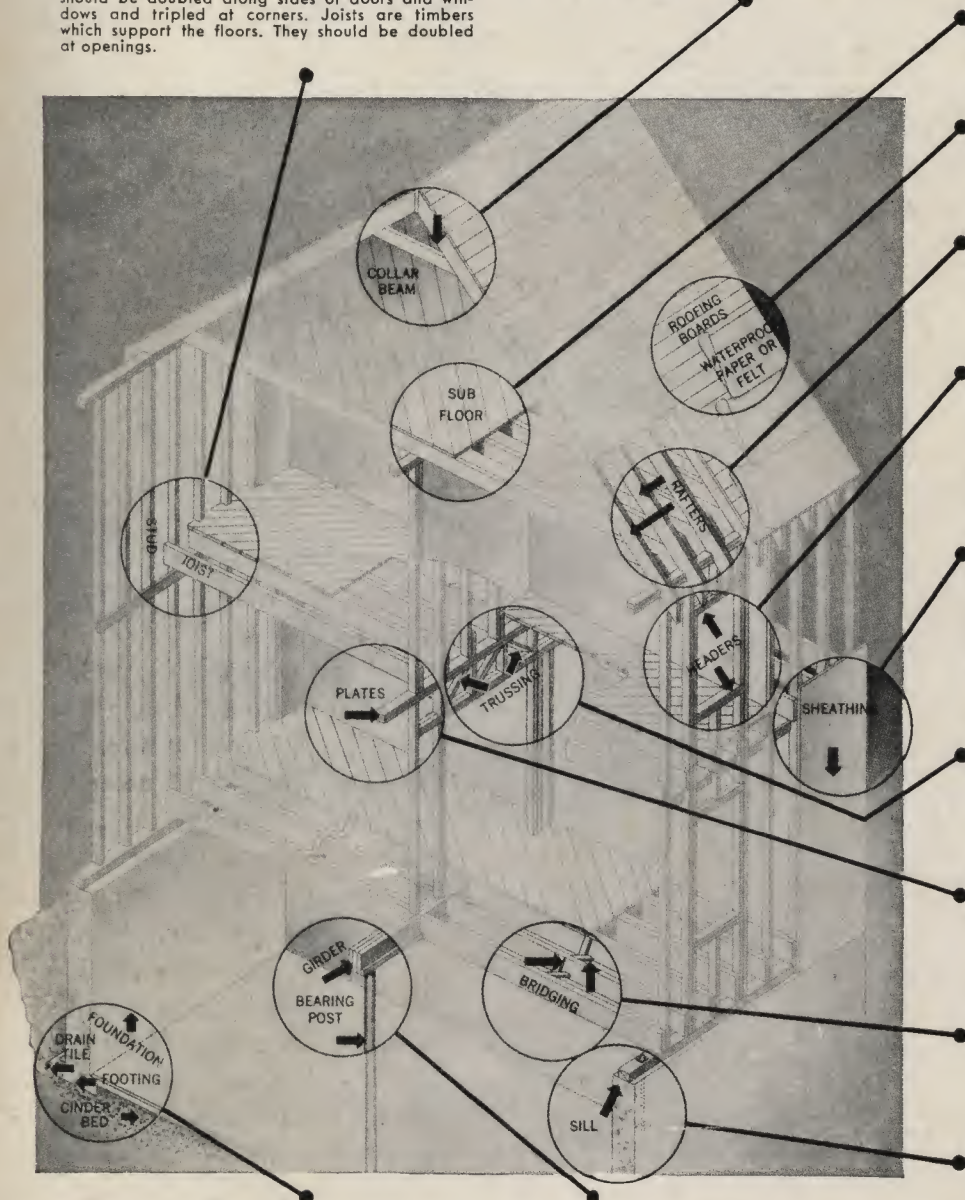
**SILL** serves to fasten the super structure of the house to the foundation. Note in diagram that the sill is bolted to foundation and bedded in mortar with end joints only at corners or over solid masonry.

**FOUNDATION WALLS** support most of the weight of the house and should rest on

**BROAD FLAT FOOTINGS** having sharp corners. They, as well as the foundation, should be waterproofed with cement-plaster and damp-proof coating. Drain tile connected to sewer or dry well will provide good drainage. A bed of cinders should be laid as a base for concrete floor.

**GIRDERS.** Steel I beams or large timbers should be placed under main divisions or bearing partitions to support both the weight of the partitions and part of the weight of the entire house. Bearing posts support the girders and should be set on individual footings. Steel tubing reinforced and filled with cement or masonry piers are used.

**INSULATION:** Today every well built house has it. There are many good types of insulating materials on the market, which usage and scientific test have proved worthy and economical in heating as well as a comfort in daily living. Ask your architect to specify the type which will be best suited to the house you are building.







Cliff May, Designer

Maynard L. Parker, Photographer



This attractive house in its enchanting setting is of the modified modern type found in California ranch houses. The exterior walls are of groutlock brick, board and batten and stucco, with patio walls of 8" cement tile. The color scheme is worthy of note: Groutlock brick walls, oyster white; trim, shutters and dados, white; roof of  $1\frac{1}{2}$ " hard split cedar shakes, brown; stucco walls and board and batten, coral. The combination living-dining room is 39' long and has an entire wall of glass opening into loggia which in turn opens through glass walls into the patio. The plan tells its own story of modern arrangement.

*Here are a few of the subjects discussed and shown in this book*

- The New Approach to Planning and Building
- New Materials and Methods
- Indoor Details — Outdoor Settings
- The Place of the Architect in Planning
- Financing and Other Technicalities
- Colonial Houses in Different Variations
- Modern Houses by Modern Architects
- Farmhouses, Vacation Houses, Ranches